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Letter from the EDITOR

South West London or South of France? As I look out of my office window and see the rain pouring down, I know what I would pick as this moment in time. There's a real French feel to this issue as we look across the Channel for design inspiration, and speak to the property experts about buying a little retreat in Provence.

It's one of many questions that are posed in your copy of SW Resident this month. Sadiq Khan and Zac Goldsmith are going head to head in the race for City Hall and, from page 28, have their say to try and sway your vote. Then there's the latest developments on Crossrail 2: a good thing or not? We analyse the latest information from page 33.

With all this debating, it's good that we have some home comforts to take a breather. South West Londoner Kate Thornton talks to Madeleine Howell about her latest business venture, which is all about enjoying the finer things in life. Chez Bruce, that doyenne of the restaurant industry, is – incredibly – 21 and Sudi Pigott shows that it has aged very well indeed. And a healthy note, Tom Parker Bowles argues that there is nothing super about superfoods,

So South West London or South of France? Sadiq Khan or Zac Goldsmith? Yes please to Crossrail 2, or no thank you very much? We'd love to hear your thoughts on all the burning issues affecting us locally. Enjoy the issue.

Vicky Mayer

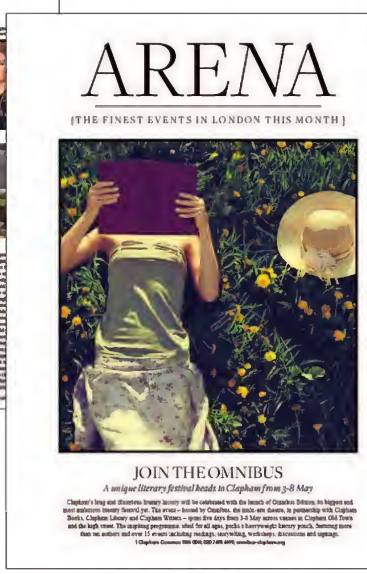
Vicky Mayer
Editor-in-Chief, SW resident

ICONIC DESIGN

Leading lights in the world of interiors, including Fiona Barratt-Campbell, will bring individual style to Battersea

Words MADELEINE HOWELL

Battersea Power Station is taking shape thanks to a host of top designers


ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH}

JOIN THE OMNIBUS

A unique literary festival heads to Clapham from 3-8 May

Why bookworms are in for a treat this month

HOUSE PROUD

The word in Wandsworth's culinary crown, at 21 Chez Bruce is ageing very well indeed

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RECOMMENDS

South West London's finest al fresco spots for sunny afternoons

1 BREW, PUTNEY

All-day breakfast, wood fired pizzas after 5pm, an outdoor cinema on Wednesday nights and a top notch wine list – Brew in Putney is a spring summer go-to. As the fourth Brew café in South West London, the Putney location was the first to open in the evenings and has a lovely outdoor terrace area currently sheltered by a retractable roof. There's a heating system to keep you warm while it's still chilly, so sit outside for an early morning juice, a late Bloody Mary-fuelled brunch, afternoon coffee and cake, or an evening of wine and pizza.

162-164 Lower Richmond Road SW15 1LY; 020 8789 8287; brew-cafe.com

2 ST CLEMENT'S, FULHAM

In the pretty environs of Parsons Green, opposite the fresh flowers and veg of Bayley & Sage, you can sample a healthy brunch on the pretty decking of St Clement's, which has just launched a spring menu. We recommend the pea, leek and chard fritters with perfectly poached eggs, followed by the indulgent blood orange cake.

201 New King's Road; SW6 4SR; 020 7998 8919; stclementscafe.co.uk

3 SOURCE, BATTERSEA

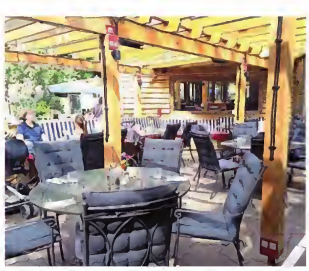
Named after London's natural spring on which it sits, Source is right next to the Thames and boasts a wrap-around terrace overlooking the river, where you can soak up the sun and enjoy what the kitchen has to offer. The menu has a focus on the seasonal and the simple. Essential riverside dining.

Ransomes Dock Restaurant, 35-37 Parkgate Road SW11 4NP; 020 7750 0555; sourcebattersea.com

4 THE LEATHER BOTTLE, EARLSFIELD

A pub rich with history, The Leather Bottle began life as an inn and hostelry, with a blacksmith attached to the side of the building. Complete with an all-day barbecue, the infamous back garden is a popular summertime haunt complete with real log fires.

538 Garratt Lane SW17 0NY; 020 8946 2309; leatherbottlepub.co.uk



5 THE AVALON, CLAPHAM SOUTH

The Avalon's summer garden may take you by surprise. It is dotted with mature trees and raised beds, with private 'zones', including an all-weather section with large umbrellas, teak furniture and shrubbery, and a secluded area around a tiered fountain. It's easy to forget you're in London and days can slip by rather too easily…

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BEHIND THE SCENES

South London presenter Kate Thornton is leaving the spotlight behind for a new venture...

Words MADELEINE HOWELL

Thornton's business is fronted by her celeb girlfriends with behind the scenes blogs and videos

'Mothers who drink together, stick together,' SW Londoner Kate Thornton exaggerates a hushed whisper conspiratorially as she tucks her feet up on a bright green sofa. I'm at her open plan workspace in South London to talk about her new business venture, and we've ended up having a good old gossip about shopping, friendship and what it's like to be a working mum south of the river. As well as founding her new business, shopping platform TBseen, she's been working on her series for Radio 2, *Paper Cuts*, which has seen her interviewing Craig Revel Horwood, Patsy Kensit and Roger Moore as they look back on their careers. She's just bought a few bottles of wine via the site, and is looking forward to a debriefing with her pals at the weekend.

'The girls', as she refers to her girl gang, includes Myleene Klass, Denise van Outen, Lisa Faulkner, Tamsin Outhwaite and the All Saints band members. A portrait of the group shot by model Helena Christensen is in pride of place on the white washed walls of her offices. 'They're my everything,' she says. 'The shoot was brilliant. We were very giddy. She asked to shoot us for the campaign, so we said yes straight away and flew her over from New York. That was the day everything came together.' She gazes over at the picture. 'I feel very proud. Meeting Helena Christensen, we were like 12 Jennifer Lawrences at the Oscars, falling over her. Natalie Appleton squealed when she walked into the room!'

Thornton, who became the youngest ever editor of *Smash Hits!* at just 21-years-old, and went on to present *The X Factor* and *Loose Women*, has been working in the media for a long time. Does she have any role models? 'They're right there,' she waves over at the portraits. 'I've met so many people over the years who stand out because they're kind or smart, or because they inspired me or gave me confidence. But my girlfriends are a feisty bunch. They really are.' It's like Taylor Swift's squad, I laugh. 'We could be Taylor Swift's squad's mums!' she counters. Sticking together is paying off: All Saints are back touring for the first time in 15 years.

Meeting Helena Christensen, we were like 12 Jennifer Lawrences

She's certainly a grafter and a girl's girl. Does she identify as a feminist? 'I'm a woman, so therefore I am a feminist. I'm pro-women and I don't allow it to get any more complicated than that. I love being a woman, and I wouldn't want it any other way. We're lucky that we live in a time when we can be feminist.' Thornton doesn't bear a grudge: she's even taken on Style Sportif, a fashion brand set up by her ex's new partner. Is it empowering to set up her own business? 'Well, I didn't, the team did,' she demurs. 'I'm just the gobby one.'

›

Thornton loves the 'village' feel of South London and goes running in the parks

Thornton's celebrity friends are supporting her new business venture

Still, it must be a juggling act, I suggest. 'I come straight from the school run to work and when I pick my son up from tennis or whatever he's doing, it's time for dinner and homework. Sometimes he might have a little mate over. As soon as he's in bed, I carry on working.

'It's not about working all the time,' she points out. 'It's about finding a way that works with your life and with your children. If you're a hired gun on TV, you go with the show. Your hours are dictated, quite rightly, and often you're away. It was becoming unmanageable. Before my son went to school, I used to just take him everywhere with me. He came to the Arctic with me! He's sat very quietly on the radio and been on tour to multiple TV studios.

I haven't retired from TV, but the business needs time and love

'But once they start school, there has to be a certain level of structure. He comes first. The business was born out of the need to be more regular with my hours. It's the job of a parent.' She hesitates, perhaps wary of offending working parents who perhaps can't always be there for drop-off and pick-up. 'If you can. Not everybody can pull that off. I'm lucky that by setting this up it's afforded me that opportunity.' Will she ever go back to TV? 'Oh absolutely,' she replies. 'I haven't retired from it, but for now, this needs a lot of time and love.

'I've lived around here for 20 years or so. It's so green and villagey. I love running in the parks. I think the moment you have children, where you live takes on a whole new meaning and you become part of the community. It's lovely to see it all regenerating and seeing new hubs develop and new businesses opening up.

'Is that a Cambridge Satchel Company bag?' Thornton checks as I get up to head off. 'We're working with them too; you should get one of their backpacks!' Thornton doesn't miss a trick, but she's genuine, and she makes sure I know my way to the station before I head off. I can see how she's managed to cultivate such a strong bond with Myleene Klass et al. This is one South West London girl who you're sure to find looking out for her friends after a night out, or counselling them over a glass of wine.

You can shop with Kate Thornton at ttbseen.com

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{THE FINEST EVENTS IN LONDON THIS MONTH }

JOIN THE OMNIBUS

A unique literary festival heads to Clapham from 3-8 May

Clapham's long and illustrious literary history will be celebrated with the launch of Omnibus Edition, its biggest and most ambitious literary festival yet. The event – hosted by Omnibus, the multi-arts theatre, in partnership with Clapham Books, Clapham Library and Clapham Writers – spans five days from 3-8 May across venues in Clapham Old Town and the high street. The inspiring programme, ideal for all ages, packs a heavyweight literary punch, featuring more than ten authors and over 15 events including readings, storytelling, workshops, discussions and signings.

1 Clapham Common SW4 0DN; 020 7498 4699; omnibus-clapham.org

Lynn Chadwick
Sitting Couple

GREAT OUTDOORS

From 13 May, Pangolin London will present an ambitious exhibition that brings the outdoors in and will convert its sleek gallery space into a lush formal garden complete with trees and water features. Sculpture in the Garden offers a chance to view sculpture in a fresh way.
Kings Place, 90 York Way N1 9AG;
020 7520 1480;
pangolinlondon.com

Noel Stewart
SS16

Craft in the capital

Last year, the first London Craft Week launched with 70 events, 20,000 visitors and a wide cast including HRH The Prince of Wales, Grayson Perry and 350 designer-makers. From 3-7 May the second edition will showcase exceptional craftsmanship from around the world through a journey of discovery programme of 129 events across the City, featuring unknown designers alongside celebrated masters.
Visit londoncraftweek.com for more details

Home made

A new selling fair for contemporary craft and design is heading to London from 29 April-1 May. *Made London – Bloomsbury* is a companion show for the Marylebone event that has become one of the top dates for designers in Europe. This spring fair is stripped back, enabling the quality and diversity of the designers' work to be simply showcased in a beautiful setting.
Find out more at madelondon-bloomsbury.org

Foodie heaven

Foodies Festival, the UK's biggest celebration of food and drink, returns to Syon Park from 28-30 May. Set within the stunning 200 acre grounds of Syon Park Estate, the festival will feature acclaimed chefs, plus a host of special themed areas including Superfoods, Drinks Theatre and Street Food Avenue.
foodiesfestival.com

MATT SHAW; CHRISTOPH GERIGK

Well to do
The Tweed Run, world renowned for being the most sartorially impeccable event ever to take place on two wheels, is returning to the streets of London on 14 May. The Tweed Run is a one of a kind spectacular bike ride, with a prerequisite that ladies and gents wear their best tweed 1920s and 30s cycling attire. Sharply dressed individuals in plus-fours, Harris Tweed jackets and bow ties will saunter on two wheels alongside stylishly shod cyclists sporting Merino wool team jerseys, silk cravats and flat caps.
See more at thetweedrun.com

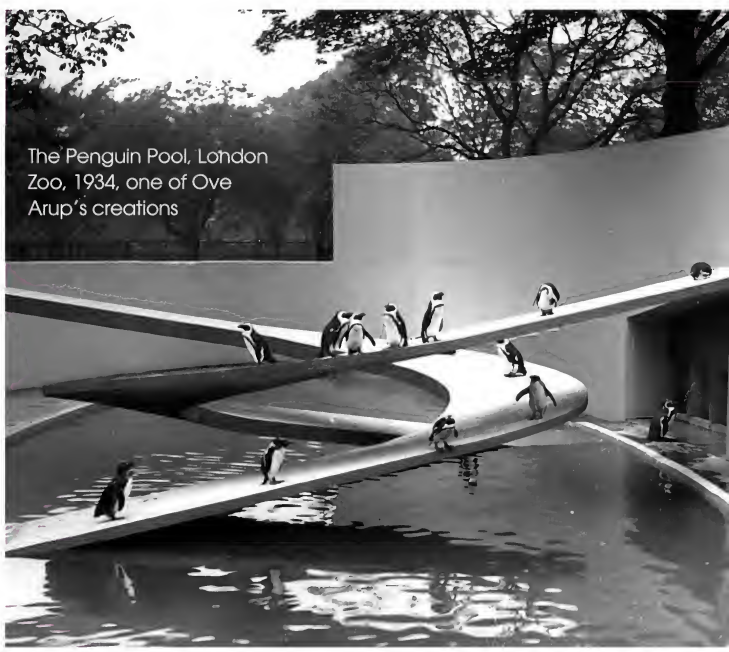
Online
See more May events at theresident.co.uk

Animal magic
The National Pet Show returns to ExCel London on 7-8 May, an unmissable event for pet lovers, owners and families nationwide. Get up close and personal to hundreds of different animals, from small furry creatures in the Burgess Small Furries Zone to feathered friends in the Fluval Animal Zone, not forgetting your favourite felines and four-legged friends in the Cat and Dog Zones.
See more at thenationalpetshow.com

SUNKEN TREASURE

The British Museum is to stage a major exhibition on two lost Egyptian cities and their recent rediscovery by archaeologists beneath the Mediterranean seabed. Opening on 19 May, Sunken cities: Egypt's lost worlds will show how the exploration of Thonis-Heracleion and Canopus has transformed the way we look at history. britishmuseum.org

Engineering the World
Revealing the untold design stories behind some of the world's most famous buildings – such as Sydney Opera House and the Centre Pompidou in Paris, to recent projects such as Crossrail – the V&A will stage the first ever major retrospective of Ove Arup (1895-1988), the most influential engineer of the 20th century, as part of the V&A Engineering Season.
Cromwell Road SW7 2RL; 020 7942 2000; vam.ac.uk



The Penguin Pool, London Zoo, 1934, one of Ove Arup's creations

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FRINGE FESTIVAL

Wandsworth Arts Fringe 2016: our pick of the best events and shows

Words MADELEINE HOWELL

Simon Taylor will be bringing his fire breathing talents to Wandsworth Arts Fringe

Yolanda Mercy's solo show has been met with acclaim across the UK

For two weeks in May, the borough of Wandsworth will be filled with street performances, music, dance, workshops and exhibitions. From The Cat's Back in Putney to The Bedford in Balham, and down in little known green spaces such as Heathbrook Park in Battersea, you can stumble across fun and frolics to suit all tastes. Family-friendly fun, near-the-mark stand-up, bonkers immersive experiences – there's something for everyone. 'There's even an 82-year-old cabaret burlesque performer,' laughs head producer Cath Mattos. 'It's an open access arts festival, so anyone can take part. We try to encourage people to do things that are different, to collaborate with other performers, and to extend their boundaries.'

You can expect local performers, as well as troupes from further afield. We're particularly excited about *Reynard the Fox* from The Fabularium, an internationally touring company coming to Heathbrook Park and St Mary's Church in Putney. 'Reynard is the lovable rogue of the forest,' says actor Joshua Patel. 'An absolute scoundrel, forever pulling pranks. Kids will get a lot out of the slapstick humour and the physicality of the piece, while grown-ups will appreciate the script.' What if it starts to rain? 'The show must go on,' he declares. Also bringing new life to Heathbrook is interactive giant puppet show *Citizen Squid* – you can even get a selfie with the friendly oversized mollusc. 'We hope it will activate people's imaginations,' says producer Ivan Thorley. 'The idea is that the squid is a monstrous, alien metaphor for the outsider, for the other. It's a highly visual exploration of compassion, and it's aimed at families.'

Family fun, stand-up, bonkers immersive experiences... there's something for everyone

Another stand-out event set to go far is *On the Edge of Me*, a solo show which uses storytelling, poetry audience participation and live musicians to depict

Citizen Squid is a highly visual, interactive outdoor show for the whole family

Electronic artists Addictive TV will take over the Dyson Building

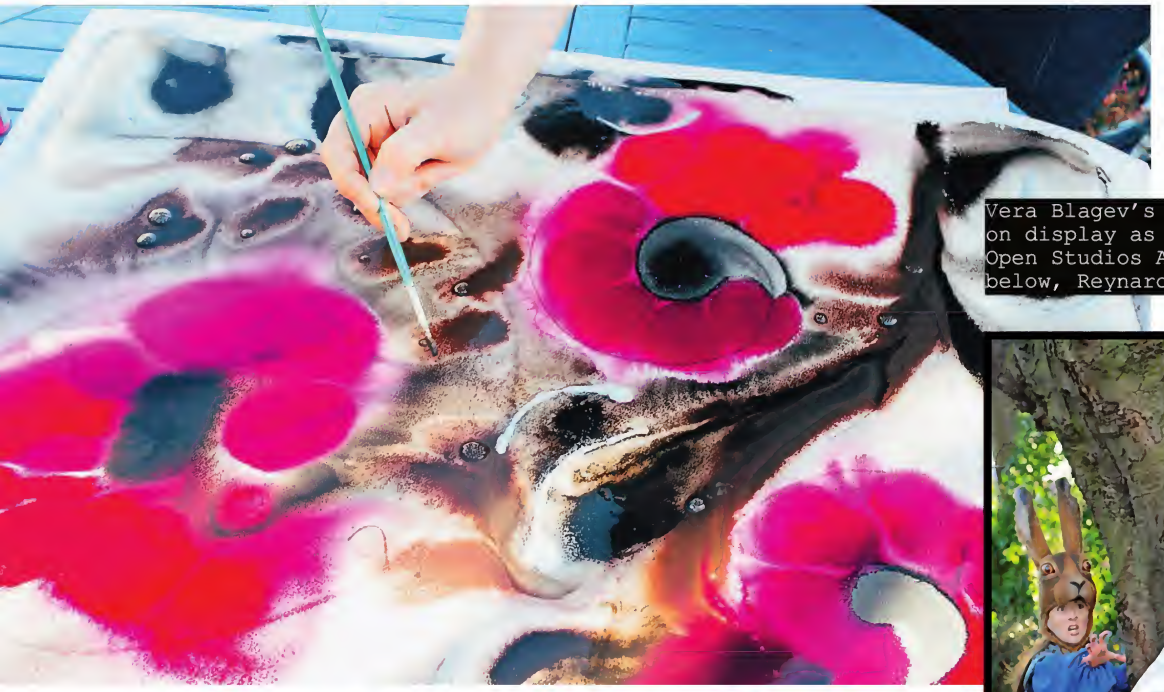
a few home truths about being a 20-something in London. Created by Yolanda Mercy, a resident artist at the Roundhouse and herself a South Londoner, it's already sold out in Soho, and met with much applause in Leicester, East London and Oxford. 'This is our first ever show in South West London,' says Mercy. 'It's good to be working in my own community and bringing theatre to the area. We've also been working in schools. I know arts funding is being cut, but so many artists and organisations are still making it work.

'My show resonates with so many people and starts a dialogue about issues such as mental health, but it's entertaining because it's just so honest. The audience find it funny because it's so relatable, but I wouldn't say it's funny in the same way a stand-up set is.' You can also catch the likes of American folk musician Al Clogston's family cabaret at The Bedford, a fun mix of traditional and original camp-style songs aimed at children aged 0-5 and their families. On a darker note, *The Killing of Charles Bravo* will delve into the story of a real life murder that took place in the very same Balham building in 1876.

From 20-22 May, Dash Arts will present Dacha, an immersive, time-travelling experience modelled on the iconic 'Russian country house', taking you from The Tsarist Russia of 1913 through to the post-Soviet era with the requisite vodka, music and an oasis of opulent Russian furnishing. Think full-on *War and Peace*. Over at the Dyson Building in the Royal College of Art, electronic artists Graham Daniels and Mark Vidler from Addictive TV will run the *Orchestra of Samples*, a fusion of sound and vision in collaboration with musicians from around the world.

The Midnight Run on 14 May is another unusual attraction en route to SW for the festival. Giving you the opportunity to explore the streets while the city sleeps, it's billed as an 'arts- ›

The Midnight Run offers an unusual new way to experience London



Vera Blagev's art will be on display as part of the Open Studios Art Show; below, Reynard the Fox

Dash Arts presents a time-travelling experience based on a Russian country house

filled, site-responsive walking tour' which heads off into the night from Battersea Barge at Nine Elms Lane at 6pm. Battersea Barge are also hosting the *Femmes* by the Thames cabaret show, led by comedian Rosie Wilby.

As well as performance, there's artwork, and a pop-up bar at Wimbledon Art Studios on Riverside Road. The Open Studios Art Show will see 200 studios open over four days. We love Vera Blagev's home studio in Southfields – *Vera Vera On The Wall* is home to an eclectic mix of abstract, colourful modern paintings, mixed media and artisan jewellery. The Pump House Gallery by the lake in Battersea Park will host creative activities to get stuck into, while in Tooting market you can take part in Love Art's mass self-portrait drawing event celebrating the residents of SW17 – the aptly named *Show Us What You Look Like Tooting*.

One final pick for your attention is an installation under Putney Bridge. The brainchild of artist Matthew Hopwood, who has worked with BBC Radio numerous times, *A Human Love Story* is an audio visual experience based on love stories collected from real people.

'I wanted to talk to people about the things that are really important to them,' he says. 'It's about ordinary people with ordinary stories, a simple way of talking about something huge. People seem to respond to it really well. The installation is in an amazing space in an old archway – when the tide comes up too high it's flooded with water, so it's got a really strange, earthy atmosphere. We'll have the audio playing out on a loop, so it will be a chance to reflect and just enjoy the Thames.' With such a vast array of events to suit all ages and tastes, we recommend you to attend a few and let us know what you think...

You can find the full programme of events at wandsworthfringe.com

TOP 5 COMEDY & DANCE PICKS

Laugh Comedy presents Milo McCabe & John Robertson in an exclusive Edinburgh Fringe preview
20 May; Ram Brewery, Ram Street, SW18 1TJ

Seska the clown performs his popular comedy show *Milkshake*, with magic tricks, sword-swallowing and mind reading galore...
15 May; The Bedford, 77 Bedford Hill, SW12 9HD

LUNAS Dance Project and choreographer Ellie Aldegheri present *Poetic Ramblings of Existential Delight*
6 May; British Ballet Organisation, Ensign House, Battersea Reach, SW18 1TA

Lynn Ruth Miller's show, *Get A Grip*, offers uplifting stories and a rollercoaster ride through her award-winning career
17, 19 May; The Cat's Back, 86-88 Point Pleasant, SW18 1NN

Get Over It productions present *The Vagina Monologues*, the infamously hilarious set of monologues penned by Eve Ensler
17 May; The Bedford, 77 Bedford Hill, SW12 9HD

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LOUISE CANDLISH

Why it's a dog's life when heading down the A3

There can't be many of us South West London drivers who don't claim intimate knowledge of the A3. Oh, the contours and curves of that great trunk road, the sudden mood changes it inflicts upon us: the misery of bypassing Guildford; the euphoria of entering the Hindhead Tunnel; the discombobulation of the constantly changing speed limits as you approach London.

For one member of my family, Maggie the Labradoodle, the route has always been pure torture, southbound anyway, signalling as it does a night on a cross-Channel ferry from Portsmouth. Lately, a second cause for heavy breathing on the A3 has emerged: going to her new vet in Roehampton. Now, as we swing around the South Circular towards Putney, she knows not which of the twin terrors to expect (improved health or a nice holiday with beach walks? Nobody said she was a genius).

Of course, there is always the possibility that the humans will err and there'll be a reprieve. As at last there was, a few weeks ago, when we hared down to catch an evening boat to Saint-Malo.

'Where's Maggie's passport?' Andrew said, as we pulled in at the Brittany Ferries check-in, the mighty Bretagne already in the dock before us.

'It's in the folder, where it always is,' I told him, thinking of the on-board seafood buffet and those cute little bottles of rosé.

'Not the pet passport,' he said. 'I can only find the human ones.'

'Oh,' I said. 'In that case, I don't know.'

All eyes turned to the man in the booth, who promptly retracted his pet-chip scanner.

'Can we still…?' we began.

'I'm afraid not,' he said, but sadly, because it was obvious we'd come all the way from London – who but Londoners would try to cram a whole family, their luggage and a large dog into a Mini? 'I can put you on the Caen crossing, though, if you can get back here with the passport in four hours?' Which would mean tearing back up the A3 and back again. Did I mention I'm the family's only driver?

'We'll try,' I said. 'But I'll need more Tangfastics.'

And so we retreated, tails between our legs (all except for Maggie's, which wagged) and foot on the accelerator, ready to navigate once more those emotional peaks and valleys. When we finally limped home, it was only to discover that the pet passport was nowhere on the premises.

Who but Londoners would try to cram a large family, their luggage and a dog into a Mini

Eventually, after no little blame-hurling, the passport was found to have been left at the vet's.

Which meant, at least, that we could pick it up on the way.

Louise Candlish's new novel, The Swimming Pool, is published by Penguin on 5 May; louisecandlish.com

LONDON COMES FIRST

Sadiq Khan promises to stand up for London over airport expansion and freeze transport fares

Words BEN RILEY-SMITH

He is the Left-leaning son of a bus driver who grew up on a council estate and nominated Jeremy Corbyn for Labour leader – but Sadiq Khan is making a direct pitch to Conservative voters to pick him as the next Mayor of London over Tory Zac Goldsmith.

In an attempt to reach for the centre ground, Khan promises to stand up for London over airport expansion and oppose attempts to impose a 'Robin Hood Tax' on the banks. He takes aim at Goldsmith's lack of experience in business and politics, refusing to apologise for an attack advert that dubbed the son of billionaire Sir James Goldsmith a 'serial underachiever'. Khan also promises to be no Corbyn 'patsy' if he wins office, dubbing the Labour leader's stance on Trident 'wrong' and warning that questioning the police's right to shoot to kill terrorists could have 'huge' negative consequences.

It indicates that Khan is ready to follow in Boris Johnson's footsteps by being a thorn in the side of his party leadership if he reaches City Hall on 5 May. He is currently the bookmakers' favourite after pulling ahead in the polls with populist policy announcements like a freeze on London Underground ticket prices and a fair housing policy for Londoners. 'We pay the most expensive Tube fares in Europe so I'm going to address the concerns London users have by freezing fares over four years,' he says. Khan believes he can do this by cutting down the amount spent by TFL on consultants and agency staff as well as targeting fare evasion.

On providing affordable homes for Londoners (the key policy for both candidates) he is equally gung-ho: 'Our

Khan hits the campiagn trail in his bid to be elected to City Hall

London plan will give first dibs to London buyers before properties are marketed overseas.' He also wants to use GLA and TFL land to build new homes for Londoners. 'These bodies own land equivalent to 16 times the size of Hyde Park so why not use that land to build the homes Londoners need?'

The race to City Hall has national significance too, with Corbyn facing his first major electoral test in May and the Tories looking to win a third successive mayoral election in a traditionally Labour city. Chatting in a room in Parliament with sweeping views over the capital, his definition of a successful mayor, he says, is one who can put aside party affiliations and speak for the city as a whole. 'I am trying to persuade voters to look at me, to look at my experiences, to look at my vision for London and what I would do for London,' he says. 'When you meet and study the best mayors from around the world they are not tribal. What they try and do is to reach across the entire city.'

To do that, Khan says he is ready to take on his party leader to defend London. 'There will be occasions when frankly speaking I disagree with Jeremy,' he says, naming support for a new runway at Gatwick, a belief that businesses can drive job growth and prosperity and 'unequivocal' backing of a reformed European Union as key points of difference.

The job of the Mayor of London is not to be a patsy for George Osborne, David Cameron or Jeremy Corbyn, but to be London's advocate

He also pledges to work with the Tory government to defeat Corbyn's push for a 'Robin Hood Tax' – a fee on buying stocks, shares and derivatives publicly backed by the Labour leader. 'The job of the Mayor of London is not to be a patsy or a spokesperson for George Osborne and David Cameron – as Mr Goldsmith is being – or Jeremy Corbyn or the party, but to be London's advocate to their party and the government,' he states.

The differences between Khan and Corbyn are clearest on defence. On Trident, he is categorical: 'I'm quite clear that I can't foresee any circumstances in which I would vote to unilaterally end our nuclear capability. At a time when Russia's expanded into Ukraine, you've got North Korea testing missiles, I think the idea of getting rid of Trident unilaterally would be the wrong one.' Similarly, Khan stresses the importance of letting police shoot to kill terrorists if they launch an attack in Britain. 'These are split-second decisions,' he says. 'If they are questioning in that microsecond whether they could get in trouble that could lead to adverse consequences.'

The race for London Mayor has been characterised by some as a battle of backgrounds: Khan, the son of immigrants raised on a council estate, versus Goldsmith, the Eton-educated child of a billionaire financier. Khan insists he will not criticise Goldsmith's upbringing, saying 'none of us are responsible for who our parents are', but defends an attack on Goldsmith where he branded his opponent a 'serial underachiever'. 'I won't apologise for comparing Zac Goldsmith's adult experiences [to mine] in relation to business – or lack thereof – and in relation to politics,' he says.

There has been some criticism of Khan's stilted TV interviews, but in person he speaks fluently with charisma. His most emotive comments come over fears his two teenage daughters could be groomed online, demanding the government acts more swiftly to shut down IP addresses being used for promoting extremism. 'If, God forbid, I was under any suspicion that they were being groomed sexually, a parent would have no hesitation in reporting to the authorities and taking away their computer. Why aren't we treating radicalisation in the same way? This is really important.' Khan also has a novel approach to help tackle radicalisation: promoting British Muslim 'role models' such as One Direction's Zayn Malik and *The Great British Bake Off's* Nadiya Hussain to inspire children.

Like Goldsmith, Kahn is keen to make it clear that if he wins, he will be his own man in City Hall: 'I've got my own mandate for the job,' he concludes.

GOING FOR GOLD

Affordable housing for Londoners is top of the list for would-be Mayor Zac Goldsmith, but not before he takes a pop at his rival

Words EMMA HUGHES

Unusually for a politician, Zac Goldsmith is good at saying sorry. When he rings me 20 minutes later than we'd agreed, he's full of apologies. 'I'm not even sure when I was meant to call, but I know it was a long time ago,' he says sheepishly, sounding genuinely contrite – and very, very tired.

The 41-year-old Conservative candidate for Mayor of London is speaking to me from a corridor in a hotel mid-way through filming a video for his campaign. Over the past six months he's made umpteen public appearances while juggling the responsibilities of his day job as MP for Richmond Park and North Kingston, and fatherhood – his youngest child is just two months old. He's clearly running on adrenaline, but insists he's feeling optimistic, despite lagging behind in the polls. 'People recognise that this election matters – we're at a crossroads.'

Even over the phone he's one of the most intense politicians I've ever encountered, with a single-mindedness bordering on the missionary. Although he and Boris Johnson might appear to have fallen from the same tree – both lone-rangers, both from high-profile families, both Old Etonians – you'd never catch him on a zip-wire. Larking about simply isn't his style.

Goldsmith is broadly pro Johnson. 'Boris put London back on the map and made it the most important city in the world,' he says. 'But the problem now – and it's a grave one – is that too many people are being priced out. If that isn't properly addressed this will stop being a dynamic place.' Housing is at the heart

Goldsmith may take a first-time visitor to London to Parliament, but for now he is busy campaigning with Boris Johnson

of his campaign. He wants to double the number of residential properties built each year in the capital to 50,000 by 2020, to enable 'an average Londoner earning an average salary to get the keys to their own home'.

It's an ambitious target – we haven't seen that rate of home-building in London since the 1930s. But he is adamant that it can be done. 'We know that the government owns, through the Ministry of Defence and the Ministry of Justice, huge amounts of brownfield land. The first thing we have to do is to get them to release that, as well as protecting the transport budget to make those sites accessible.' He's also pledged to ensure the night Tube runs smoothly and work begins on Crossrail 2.

Too many people are being priced out of London. If it is not addressed, this will stop being a dynamic place

The next Mayor will have to pull off a delicate balancing-act: improving the property lot of Londoners without alienating the foreign buyers who funnel so much wealth into the capital. Goldsmith says his aim is to promote 'genuinely mixed communities'. At the moment, developers are prevented from marketing their properties abroad for three months – he wants to up this to six, though he stresses this isn't about demonising overseas investors.

Goldsmith gets asked about wealth a lot. His early life has been exhaustively documented: the billionaire father, a 1997 inheritance reported to have been somewhere in the region of £200 million to £300 million. Surely this puts an unhelpful distance between him and the vast majority of Londoners? He doesn't think so. 'In politics you're confronted with all kinds of problems that you need to solve from day one – and there isn't a human being on the planet who's directly experienced all of those.'

He directs critics to his constituents, who he says can vouch for his ability to empathise with – and address – their concerns. 'I've kept my promises to them, and I was rewarded at the last election with the biggest increased majority of any sitting MP. They know that when I say I'm going to do something, I do it.'

Goldsmith grew up in Ham and now lives in Barnes with his wife Alice Rothschild and their two children (his first marriage, to Sheherazade Bentley, the mother of his three eldest children, ended six years ago). In 2010 he gave up the chance to fight a safe Tory seat in Hampshire because he wanted to stand in his (then very marginal) local area. 'It's my home,' he says simply. He knows 'every square inch' of Richmond Park, and the deer appear on his website.

Authenticity is a big thing for him, and it's become the principal stick he's used to clobber his Labour rival, Sadiq Khan, who he's accused of flip-flopping over everything from Heathrow expansion to sanctions against Israel and the mansion tax. Shortly before our interview the two locked horns live on LBC. Today, he's sticking to the script. 'As a city we generate huge wealth, 93% of which goes straight to central government. We then have to beg the Chancellor for some of it back to pay for what we need. So if you want to be an effective Mayor of London you have to be willing to stand up to people. I know Sadiq as an MP, and I don't think there's anything in his record that suggests he's even willing to talk to people outside his own party.'

Although Goldsmith talks fluently about his policies, I don't feel I've got much of a sense of him as a man. So I ask him where in London he'd take a first-time visitor. He says the Houses of Parliament, which is fine, but not exactly a window onto his soul. When pressed, he admits there's something special for him about Borough Market. 'It's so full of life. Very emblematic of London.'

Our time is almost up. The election is just around the corner, so what will he do if he loses? 'I'm committed to spending every second between now and then making sure that people have all the information needed to make a choice.' He pauses. 'I am very clear on my responsibility.'

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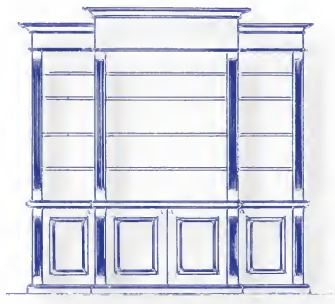

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The delights of Chelsea will be accessed quicker via Crossrail 2

CROSS PURPOSES

Plans for Crossrail 2 are moving swiftly on, but what does it really mean for South West London?

Words VICKY SMITH

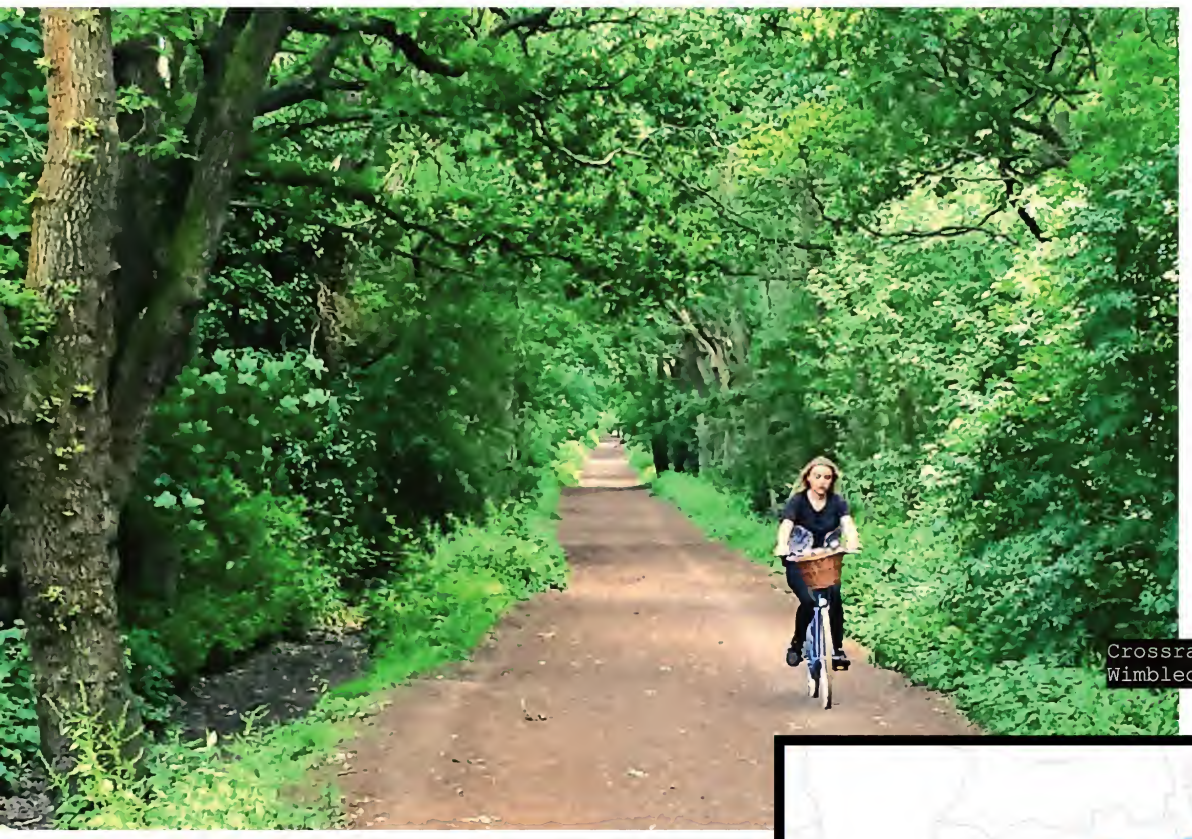
Crossrail under construction

Just as London gets to grips with the ongoing development of Crossrail 1 – currently 70% complete, and expected to commence operation in 2018 – it's time to say hello to Crossrail 2. Or at least prepare to. In March's budget, Crossrail 2 received a huge boost when George Osborne announced funding allowing Transport for London (TfL) and Network Rail to forge ahead with full scale technical development of the railway. With this money secured, construction on the Crossrail 2 is proposed to start in the early 2020s, which would allow the railway to be operational by 2033.

But what exactly is Crossrail 2 all about and, more importantly, what effect will it have on those of us who live in South West London? The intention is for Crossrail 2 to serve stations throughout the South East, linking South West and North East London, as well as destinations into Surrey and Hertfordshire. So, in theory, it's going to be a pretty good thing, with direct trains from Balham /Tooting to Tottenham Court Road (four stops), Angel (six stops) and the King's Road (two stops) – an undeniably attractive concept.

But such an enormous project will obviously come with some huge changes to the areas directly affected, from the simple case of increased numbers passing through, to substantial geographical alterations, with new stations having to be accommodated in already built-up areas.

While it was initially planned that the route would run through Tooting Broadway, due to structural restraints of tunnelling there – ground faults were discovered, meaning work there would take two years longer than originally ›



Crossrail 2 will link Wimbledon to the West End

Overcrowding on the Northern Line at the likes of Balham will benefit from a Crossrail station in the area

estimated, and cost more too – the latest proposals will see the line running through Balham instead. This proposal has received mixed reviews from both residents and Wandsworth Council, which has argued that Crossrail 2 would play a 'major role' in attracting new investment to Tooting town centre. However, TfL engineers say geological concerns at the site earmarked for the new Tooting Broadway station are much more complex than first thought.

Michèle Dix, TfL's Managing Director of Crossrail 2, said the railway coming through SW12 would only be a good thing: 'A Crossrail 2 station at Balham would still provide very similar benefits, principally helping relieve crowding on the most congested parts of the Northern line.' While anyone who has attempted to get on a Tube at rush hour from Balham station would be hard-pressed to deny extra services to other parts of London would be more than welcome, it's yet to be seen if the impact of a new station would be beneficial to the area or not.

Over in Wimbledon, the project is causing a similarly mixed reaction and concerns. The proposal is to put the entrance into the Crossrail tunnel north of Wimbledon Station, and the design – including tall buildings constructed over and around the station – mean parts of Wimbledon town centre will have to be demolished, including up to 60% of Centre Court shopping centre, and the Prince of Wales pub.

However large the physical impacts of the new railway will be, the influence of Crossrail 2 will stretch far beyond the landscape of London – in a letter recently penned to George Osborne by politicians including Zac Goldsmith, Mayor Boris Johnson and former transport minister Stephen Hammond, arguments for the £27 billion project include the fact it will 'unlock 200,000 new homes and 200,000 new jobs', and is vital for London's population to grow. 'Crossrail 2 is not a luxury,' they argued, 'it is vital for the future of rail travel in London and the south.'

Crossrail 2 is not a luxury, it is vital for the future of rail travel in London and the south

Find out more about Crossrail 2 and the proposals as and when they're updated at crossrail2.co.uk

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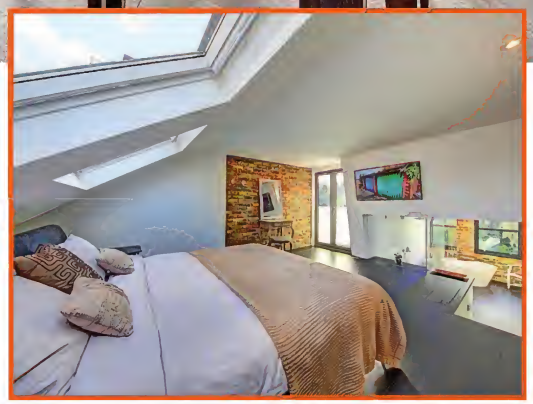

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HOMES

{WHAT TO BUY AND HOW TO STYLE IT }

PARISIAN CHIC

Why we adore everything to do with France when it comes to the home

For interiors inspiration this month, we are looking across the English Channel. France is proving to be quite the draw at present when it comes to accessorising homes across London and beyond – and after we had a special peek at a unique Parisian apartment (pictured above), it's little wonder why. Elsewhere, Kara O'Reilly picks out the best in bathrooms and we visit a home with a difference in Wimbledon.

Bambrough carefully selects the artwork for his properties to act as a pop-up gallery for artists

MODERN OPULENCE

Home staging mastermind Ben Bambrough on making a new-build house a home

Words MADELEINE HOWELL

Margin Drive is just a mere stroll from the vast greenery that is Wimbledon Common, and just a hop from the picturesque shops and cafés of Wimbledon Village. A few years ago, the road was dotted with smaller, rather dated houses. Now, you can find a number of spacious new-build family homes – still with sufficient square feet for luxuriously large gardens – such as Margin Drive, pictured here, recently constructed by South West London developers, the Cherwell Group.

Cherwell is known for creating desirable, flexible modern living spaces. The interior of this example has been dressed by Ben Bambrough of BB Design House, which specialises in creating aspirational living spaces in a 'contemporary, but classic, opulent style'. One of Bambrough's notable past projects is Royal Avenue, the fictional

home of James Bond designed by Sir Christopher Wren back in the 1690s – but these days, Bambrough is particularly excited about the properties he's been working on beyond Chelsea, in South West London: 'Two and a half years ago, I worked on another house around the corner, on Deepdale,' he tells me. 'I remember thinking, wow, it's amazing how all this will change over the next five years. Just a couple of years on, there are all these amazing double fronted homes springing up.'

How do new-build properties like Margin Drive reflect the changes in our lifestyles? 'Houses built in the early 20th century are so distinct from new-build properties today,' says Bambrough. 'Margin Drive epitomises how the needs of house buyers have changed over the years. It used to be that if you wanted to play pool, you'd just go to the pub – now, families living in large houses ›

The needs of house buyers have changed over the years, says Bambrough

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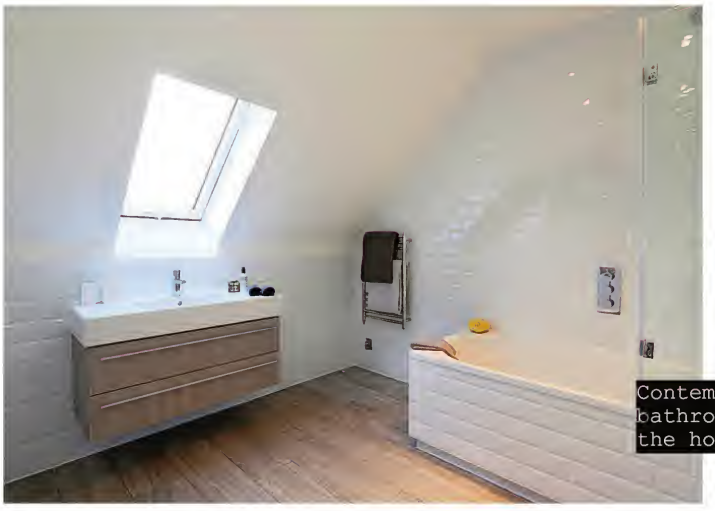

Contemporary bathrooms add to the home's look

might have games rooms, or might want to exercise when the children are in bed. There's much more technology and entertainment built. Family houses are bigger now and more likely to have basements.'

Bambrough is keen on layouts that provide ease of living and maximise space. 'You can't fight the architecture,' he explains. 'When I walk into an empty house, I can spot what I call "blockers", where the furniture should go. There's always going to be a natural channel of movement which you don't want to obstruct. Margin Drive is open and light with a stunning driveway – the best feature is the view of the garden. It's spider-leg shaped in structure – the staircase is smack in the middle and everything else branches out.'

There's always a natural channel of movement which you don't want to obstruct

Bambrough admits that he is a 'stickler' for making sure his furnishing goes beyond the brief, creating a home rather than just a show flat. At Margin Drive, he has used eclectic pieces to add character alongside neutral sofas and bedding. I for one have fallen for the coffee table in the living area, which is carved from the root of a tree – a real one-off and a piece that I can imagine at the heart of the home: I'm already envisioning the contents of my own bookshelf carefully displayed on it, accompanied by a glass of fizz fresh from the rather lovely ice bucket flung on the kitchen worktop. Bambrough laughs: 'It really is the little things, like putting a vintage leather suitcase next to the dressing table, that give a house a lived-in feel.

'I like to use natural materials that aren't too over-engineered. It's good to have pieces that are more solid looking next to things that are shiny and bright, but I'd never use too much metal and glass. I'm not influenced by fads.'

In such a setting, artwork and sculpture really shine. 'Sourcing sculpture is easier than paintings,' Bambrough muses. 'With artwork, framing and packaging is crucial, whereas sculpture stands alone and looks beautiful in its own right. As well as having a large art collection of our own, I work with artists to act as a pop-up gallery – there's no better place to sell a piece of art than where it could hang. It just doesn't look the same in a conventional gallery as it does above a fireplace.' With landscaped gardens, six double bedrooms and a media den to boot, the lucky future residents are all set to pop the cork on the bubbly and admire their surroundings.

£4,950,000; 13 Margin Drive, 11-13 Church Road, SW19 5DW; 020 8879 9669; robertholmes.co.uk

Chiswick home

Kitchen Architecture's bulthaup b3 island in clay laminate with oak breakfast bar is paired with a stainless steel work surface for practicality.

Kitchen Architecture's bulthaup b3 tall units in natural structured oak create a textured finish to complete this clean, contemporary look.

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That sink feeling

Double sinks are the ultimate in luxe bathroom fittings and this eye-catching vanity unit is no exception. It's from the new range created by influential restaurant designer, Martin Brudnizki, for Drummonds.
Double Ladybower vanity basin, from £7,860; Tyburn bath, £5,982, both drummonds-uk.com

TUB THUMPING

Make good use of the architectural details in your bathroom to frame your fittings and create interesting site lines. Victoria & Albert York bath, from £2,250, vandabaths.com

Forward looking

Prefer a more modern look? The Feel range by K-Stone, exclusive to CP Hart, proves that the key elements of every bathroom – sink, bath and loo – can work well as sculptural pieces.
Feel bath, from £4,758; matching freestanding hand basin, £1,530, and back-to-wall WC, £1,254, all cphart.co.uk

BOUTIQUE BATHROOMS

Discover the latest looks and design trends for blissful bathing spaces

Story KARA O'REILLY

Pure and simple

This is uber-designer Philippe Starck's Cape Cod bathroom design for Duravit. It has more than a hint of New England beach house in its chic, clean lines.
Cape Cod freestanding bath, £2,665; matching console, £3,289 and mirror with lighting, £2,008, all alternativebathrooms.com

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SALVAGE CHIC

The upcycled industrial look is still going strong. Think salvaged pieces and quirky touches, such as these mis-matched taps, for a way of pulling together an individual look. Urban towels, from £8 each, lexingtoncompany.com

Scale it up

If you have the space, then go all out with a generous statement sink that has plenty of surface area for all your essentials. Ring the changes with a wood-panelled splashback in place of tiles. **Arrezzi basin with stand, from £1,522, albionbathco.com**

The right angle

Setting the bath at a jaunty angle allows the owners of this neat en-suite to still incorporate a bath in the space – and for the addition of a generous light-reflecting feature mirror behind. **Bathroom design, price on request, westonebathrooms.com**

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Central casting

Make more of your bath as a key feature by placing it in the centre of the room. A classic ball-and-claw design lends itself to this approach. Add freestanding furniture and on-trend colours to keep the look contemporary. **Rimini cast-iron bath, £1,140; Tradition bath tap, £499, and Carlton Pedestal basin, £561, all astonmatthews.co.uk**

Empire strikes back

Dark enamelled cast-iron baths, with a whiff of Empire styling about them, are the current bath look of choice. **Atlantic enamelled cast-iron bath in Top Hat, £4,395; Atlantic cabinet and basin in Wenge, £1,750; East Hampton white marble floor tiles, £115 per sq m; all other items, from a selection, all firedearth.com**

Shower power

The statement shower has arrived. Make the most of it being a contained space and use it as a way to introduce bold pattern. **Henry unlacquered brass lever-handle thermostat, from £2,812; Henry unlacquered brass gooseneck wall-mounted shower rose, £1,843, all other items, from a selection, uk.waterworks.com**

ICONIC DESIGN

Leading lights in the world of interiors, including Fiona Barratt-Campbell, will bring individual style to Battersea

Words MADELEINE HOWELL

It's an old coal-fired power station, a relic of industrialisation, but Battersea Power Station is experiencing a renaissance that's already well underway. Fêted by David Cameron three years ago as the 'jewel in the crown' of London's regeneration, we can't help but look on eagle-eyed as the development of the Nine Elms area progresses. When the clever people at Battersea Power Station Estates announced a partnership with a roster of notable interior designers, we had to find out more.

The list reads like a roll call of the great and the good of design. Anna Casa is a favourite under the creative direction of Anna Grace Davidson, a darling of international luxury design buffs as well as a wellbeing and positivity guru, working alongside OKA, a quintessentially British brand which recently transformed the Grade II listed water tower in Kennington, also in South London. There's also Kathryn Levitt, who lists acclaimed architect and urban planner Le Corbusier as amongst her inspirations, and Clerkenwell-based

Fiona Barratt-Campbell is renowned for 'super-luxe' style

Barratt-Campbell promises luxurious interiors in the flats she designs

design practice Johnson Naylor, which worked on King's Cross Central and the South Bank Tower. For fashionable clientele who favour cutting-edge design, KAI will be bringing their signature quirky style, so often featured in Vogue and Wallpaper*, to the table. Famous for cool urban apartments as well as design for hotels and restaurants, their previous clients include Harvey Nichols and Hoxton Hotels.

Finally, there's the sixth name – Fiona Barratt-Campbell, the granddaughter of Sir Laurie Barratt (founder of Barratt Homes) and wife of footballer Sol Campbell. She is renowned worldwide for her 'super-luxe' interior design. I caught up with her over the Easter holidays, and found that she herself has a particular attachment to the project: 'It's just iconic,' she says. 'I live just on the other side of the river, so I get the pleasure of seeing it every day. For me, it's a very special project because of that. It's an amazing opportunity to work with an industrial building that wasn't originally residential. I have three young children, so I'm in Battersea Park every weekend. The people of Battersea Power Station will be so fortunate to have so much outdoor space on their doorstep.'

It's amazing to work with an industrial building that wasn't originally residential

Barratt-Campbell describes her own flat as modern, but interspersed with antiques, and rich in texture. She'll be bringing the same sense of comfort across the river to Battersea. 'We want to enhance what's already there – the lovely stone render on the chimneys, the old brick, and the view of the river – through a really luxurious palette and British-made furniture,' she tells me. In passing, I bring up an old project, Richard Branson's lodge in Verbier. 'That was my first project,' she admits proudly. 'I suppose I like a challenge.' If the Battersea interiors look anything like her own home, or bear a resemblance to Branson's stunner of a chalet, the new residents will be very fortunate indeed.

The same goes for inhabitants of Anna Grace-Davidson's forthcoming ›

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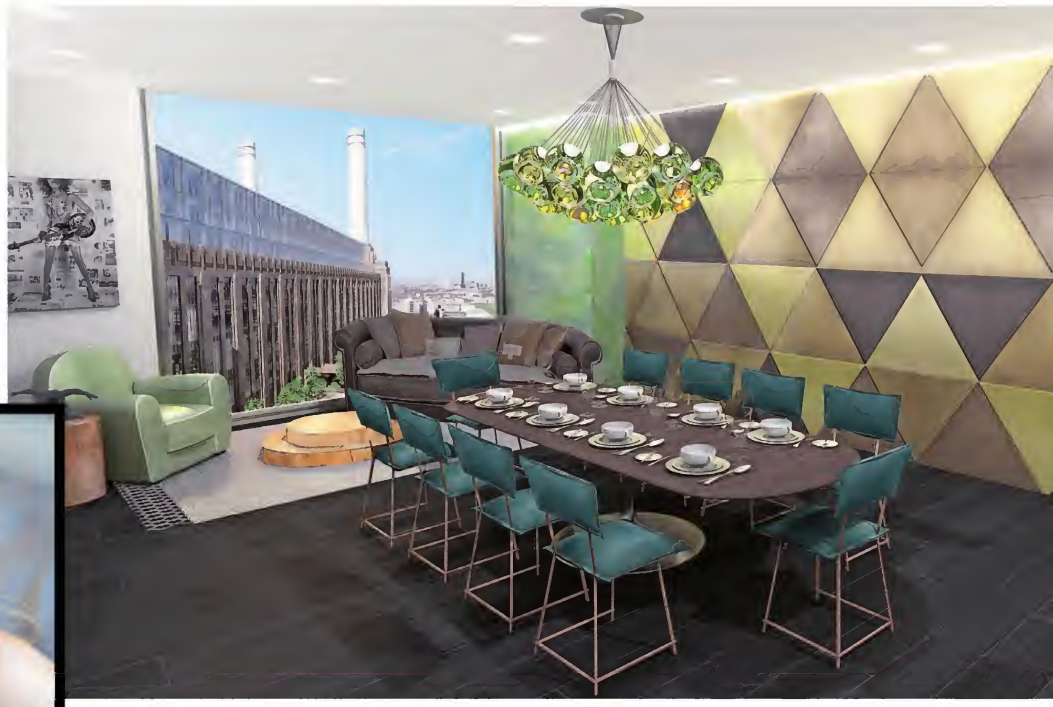
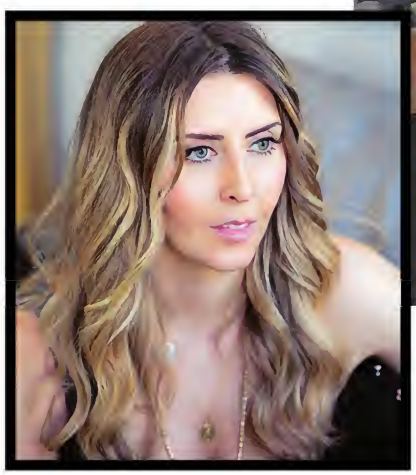


Anna Grace-Davidson creates uplifting interiors to promote a sense of wellbeing



creations. For Grace-Davidson, the power station is 'part of the city's heritage'. She specialises in creating welcoming sanctuaries, away from the hustle and bustle of city life. 'It is such an honour to be involved. I'm thrilled to have been chosen,' she tells me. 'Battersea will be home to a vibrant, hardworking new community with hectic lifestyles, who I think will appreciate the convenience of the location.'

As well as being an interior designer, Grace-Davidson recently founded her own wellbeing website, Grace Guru. The philosophy behind it shines through in her uplifting interiors. 'I'm passionate about living a positive, balanced lifestyle,' she explains. 'I definitely keep my wellbeing principles in mind when designing. It's interesting to look at how people live, and to explore how we can use design to create certain moods in our homes.' She favours calming, muted shades of grey, and describes her style as 'timeless, but contemporary'. We love the grey and white paisley feature wall of her CGI visualisation of a Battersea bedroom, pared with kaleidoscopic artwork and a statement chandelier, while the living area makes the most of the view out onto the power station – a truly unique space for entertaining or winding down.

It's interesting to explore how we can use design to create certain moods in our homes

Tamara Ayorech Okello, the Head of Interior Design at Battersea Power Station, emphasises that the line-up will provide different price ranges as well as styles for the new homeowners. 'We looked for the most versatile designers in the market,' she says. 'We wanted to offer real choice. The variety of designers enlisted ensures that each home makes its own statement.'

As a glance at the mock-ups and the previous projects of the design talent on board show, Battersea Power Station Estates promises to set the bar high for new living spaces that will celebrate London's industrial past, and bring it firmly into the future – a feat of modern design fit for an icon.

Visit bpsestates.co.uk to find out more

Butchers & Bakers

Our pick of Battersea Power Station's newly announced retail partners for the new town centre, Circus West

Allen's of Battersea
As well as providing quality cuts of meat, Allen's will also offer butchery classes

Flour Power City Bakery
An organic bakery serving artisan bread, cakes and pastries to enjoy in the all day café

Philippa Craddock
A luxury florist currently stocked in Selfridges – Craddock creates fairytale arrangements and bouquets for all occasions

Paul Edmonds
Residents won't have far to go to have their hair cut with star stylist Paul Edmonds' salon on board

The Village Hall
In collaboration with the established Battersea Arts Centre, the Hall will be a space for events and the arts

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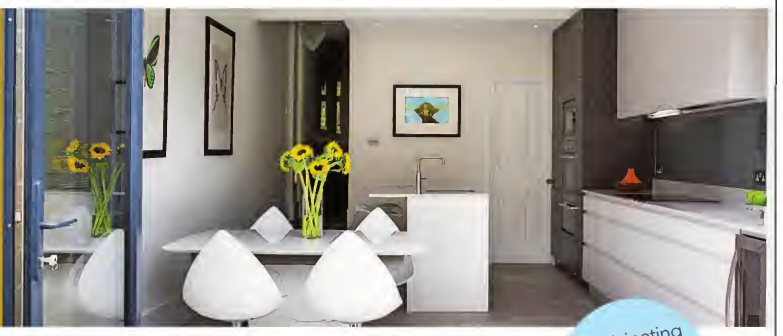

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Original windows were handmade by skilled craftsman who used seasoned timber in producing them. We have seen the dismay of customers who have had their original windows replaced with new softwood windows that were not properly painted, and subsequently showed extensive rot within a short period. Unfortunately these customers then have to either replace these windows with hardwood substitutes or spend large amounts of money to have these windows repaired.

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In a recent window restoration project we undertook, our client had bought a large manor house. It was a Grade II listed property that had 36 large sash windows and several original doors. The client was looking for a specialist company that was able to deal with listed properties and who specialise in restoring original sash windows. We assessed the windows and most of the frames and glass were original. The client wanted them fully restored and decorated. Her home was quite draughty too so she liked the idea of having draught proofing done as well. She also had two small children and was concerned about their safety as they might be able to open them.

As this property had so many windows we decided to remove them in batches of seven. The sash windows were removed and taken off to our workshop to be worked on. We were very careful when handling her windows as the glass was original and she didn't want it replaced. The sash windows were stripped back and the wood was repaired where needed. They were decorated with the client's chosen colour and we draught proofed the windows before fitting them back in. Security locks were installed so that her small children could not open the windows and they couldn't be broken into from outside. The doors that she wanted restored were also repaired on site.

Our client was happy with the way we handled the windows and the decoration process. We restored everything with care and when we left, they all looked as good as new. So, STOP, don't replace! Instead, contact us and we will advise you on a cost-effective way to restore and refurbish your original sash windows.

0800 313 4688; fortishooke.co.uk

Circulaire mirror by Jacques Adnet for Gubi, from £519, skandium.com

Signature cast-iron round casserole in Marseille Blue, from £125, lecreuset.co.uk

La Volière pendant light by Mathieu Challières, £375, conranshop.co.uk

THE FRENCH CONNECTION

From modernist classics to contemporary cool, here's what the French design scene has to offer your home

Story KARA O'REILLY

Juicy Salif lemon squeezer by Philippe Starck, £49.95, alessi.com/en

Cité chair by Jean Prouvé, from £2,282, vitra.com

Picardie glasses by Duralex, from £6 for six 9cl glasses, heals.com

LC4 chaise longue by Le Corbusier, Pierre Jeanneret and Charlotte Perriand, from £3,282, cassina.com

Signal two-arm desk lamp by Jielde, £225, hollowaysofludlow.com

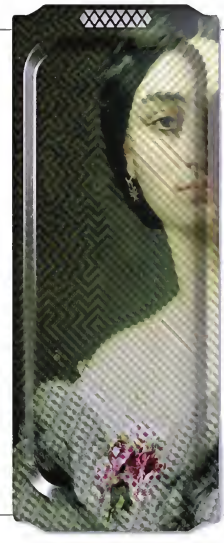
Cypres scented candle with silver-plated lid by Rigaud, £65, roullierwhite.com

Miss K table lamp by Philippe Starck for Flos, £168, nest.co.uk

Standard lamp with three arms by Serge Mouille, price on request, tanguyrolin.co.uk

Serif television by the Bouroullec brothers for Samsung, from £499 (24" screen), seriftv.com

Pumpkin armchair by Pierre Paulin, from £1,333, ligne-roset.co.uk



Hanae Galerie de Portraits long tray by ibride, £85, panik-design.com

Mossi crystal vase in bleu nuit, from £1,814, lalique.com

Slow chair and ottoman in red and cream upholstery with chocolate base by the Bouroullec brothers for Vitra, £2,880, viaduct.co.uk

Petite Coiffeuse dressing table by Eileen Gray, £3,933, aram.co.uk

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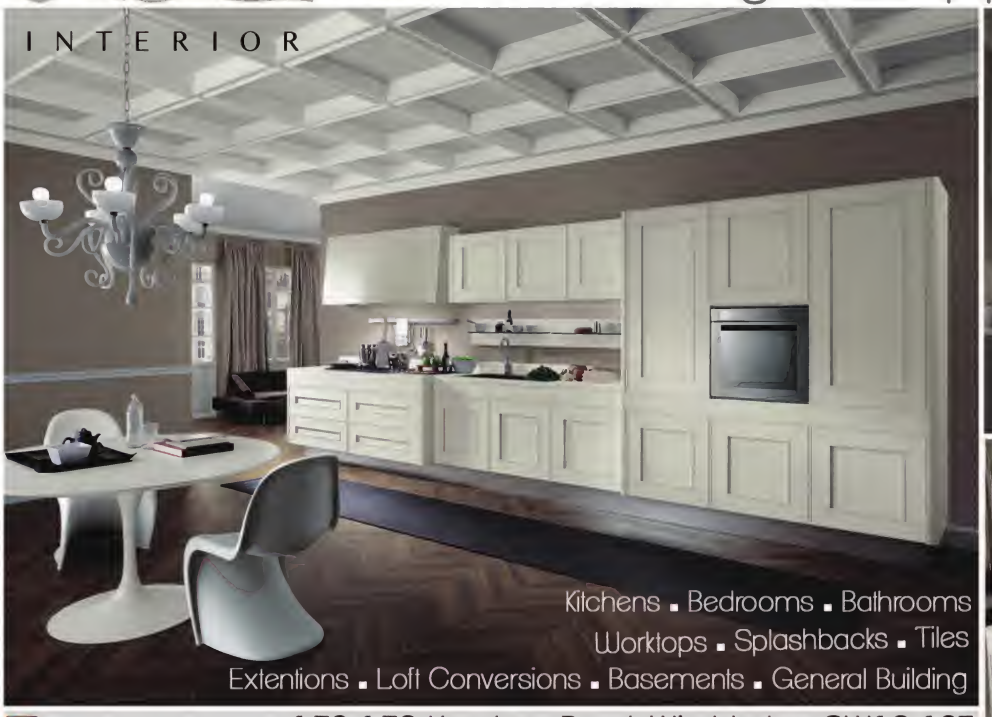

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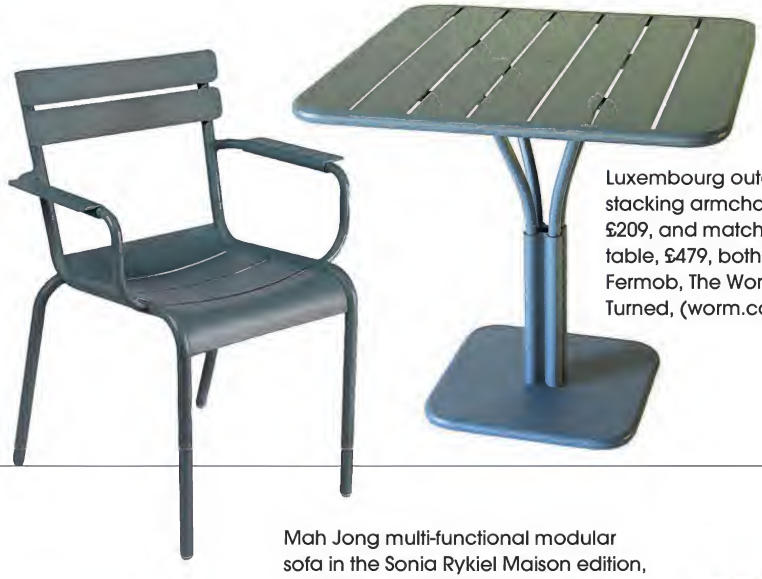
Standard chair by Jean Prouvé for Vitra, £547, hauslondon.com

W103s1 pendants lamps by Inga Sempé for Wastberg, £363 each, nest.co.uk

Serving platter, £117, astierdevillatte.com

H bar stool in Outremer Blue by Xavier Pauchard for Tolix, £206, madeindesign.co.uk

Embroidered clock by Maison Martin Margiela, £124, amara.com



Luxembourg outdoor stacking armchair, £209, and matching table, £479, both by Fermob, The Worm That Turned, (worm.co.uk)

Les Oiseaux vase by Pascale Mourgue, £71, ligne-roset.co.uk

Mah Jong multi-functional modular sofa in the Sonia Rykiel Maison edition, made to order, roche-bobois.com

MODERN MONOCHROME

French antiques and contemporary styling give this Parisian apartment the wow factor

Words ALEXANDRA CRONIN

Situated in beautiful Paris, this luxurious apartment is a breathtaking testament to French style and the design prowess of Ando Studies. Using 3D computer images to create the dream, Israel-based Ando Studios worked with the owner of this apartment on Saint Germain Boulevard from the initial sketches all the way to the final strokes of paint. The result is a beautiful home, retaining all the original French moulding, but reborn in modern, artful style.

Immediately striking, the colour scheme is crisp white and rich black monochrome with clean lines that showcase the beautiful bones of the apartment. This is paired with the soft, abstract curves of the lounge chairs and love seats, supplied by the very best designers Milan has to offer, which, as Oren Aziza of Ando Studios explains, 'softens the pure classic look a bit'.

It's fully kitted out with modern appliances, yet the history of French art lingers in the carefully assembled accessories such as the marble tables, contemporary conceptual nudes, and gilded mirrors. The four poster bed in one of the bedrooms is a perfect example of this timeless blend of then and now. Whereas the concept of the four-poster retains the spirit of French antiquity, the frame is a bold, modern square.

One way Aziza suggests to emulate this look is to incorporate modern furnishings and 'accessories that would look like pieces of art presented in the space, like an art gallery'.

ando-studio.co.il

The colour scheme is crisp white and rich black monochrome with clean lines that showcase the beautiful bones of the apartment

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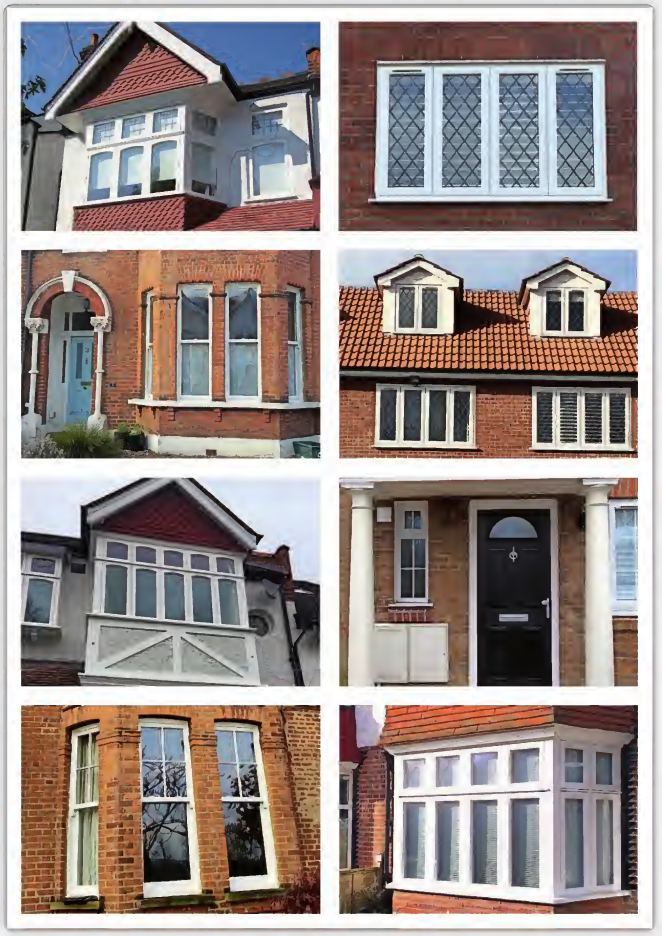

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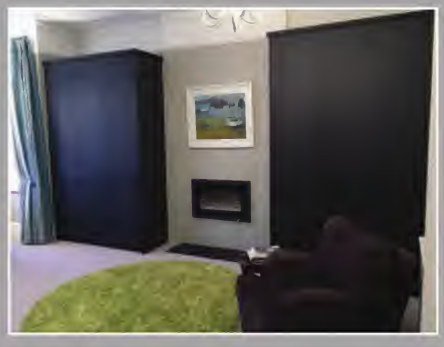

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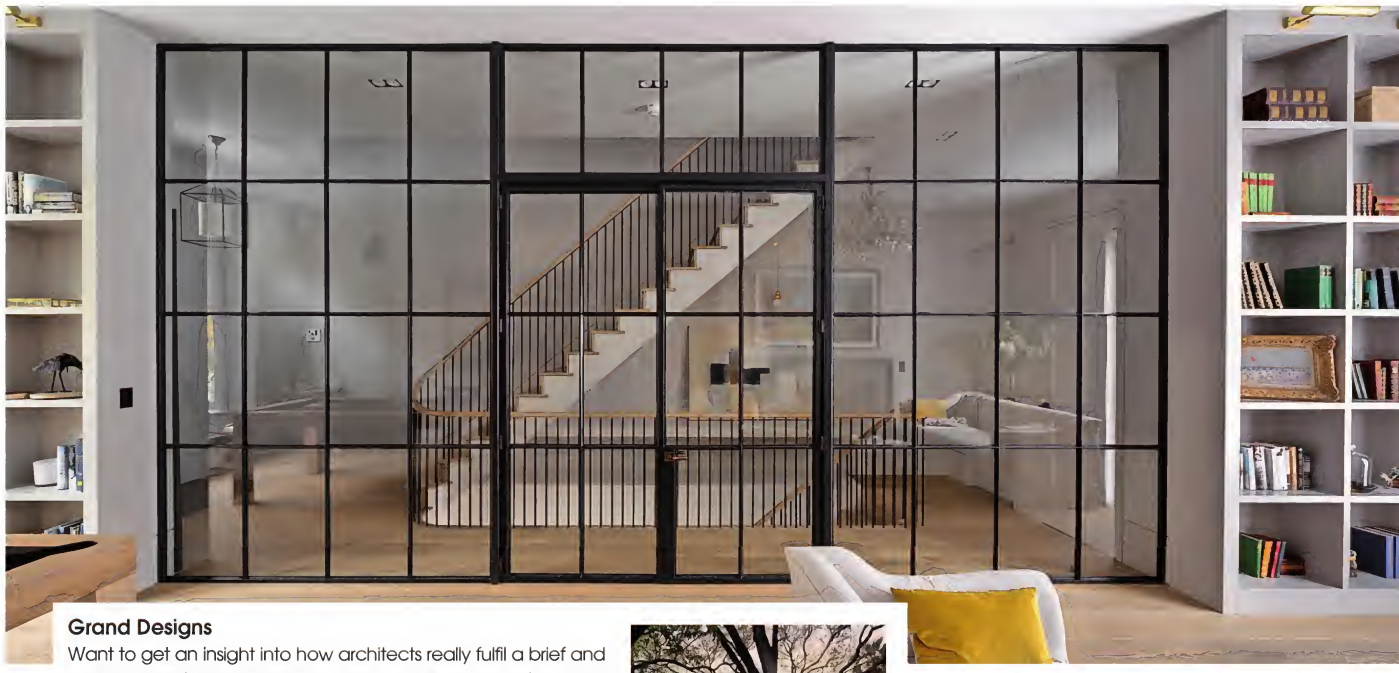

Grand Designs

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Thinking & Living like an Architect by Alex Michaelis and Tim Boyd £30, Clearview Books. Readers of The Resident can buy the book for the special price of £21 (plus £2.95 p&p). To order, call 01256 302692 and quote offer code GZ4

HOMES *NOTEBOOK*

Kara O'Reilly rounds up the latest in interiors

Stitches in time

Fine Cell Work – the estimable charity that teaches prisoners complex embroidery skills in order to help raise self-esteem, gain work experience and so try to prevent re-offending – has teamed up with my favourite design hotelier, Kit Kemp, and Blithfield fabrics, to expand its ranges to include embroidered furniture pieces for the first time.

Prices start at £120 for a cushion; finecellwork.co.uk/shop

PLANT AN IDEA

It's Chelsea Flower Show time (24-28 May rhs.org.uk), so be inspired and use the New York Botanical Gardens collection from Surface View to add a fabulous floral feature wall to your home. From £60 per sq m (surfaceview.co.uk).

Mad Hatter's tea party cushion, £30, The British Library, shop.bl.uk

Mini Trend *Through The Looking Glass*

Alice place mat, £13.95, grahamandgreen.co.uk

Alice in Wonderland three-tier cake stand, £95, mrs-moores-vintage-store.co.uk

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Words SIMON WHALLEY

'Outstanding' has often been used in the same sentence as Birtley House Nursing Home: 'The home stands in the Surrey Hills Area of Outstanding Natural Beauty (AONB)'; now, following inspection by the Care Quality Commission (CQC), Birtley House is officially rated as OUTSTANDING. As my two abiding passions are the conservation of our natural environment and improving the quality of care I am delighted to support both these objectives through the Birtley House Group and Surrey Hills Enterprises CIC.

So, what does 'Outstanding' actually mean for a Care Home? CQC monitor, inspect and regulate all health and social care services and give ratings to help people choose the right care. There are five questions CQC asks of all care services: Are they safe? Are they effective? Are they caring? Are they well-led? Are they responsive to people's needs? – all of which help them to make sure they focus on the things that really matter to people. CQC has so far inspected around 3500 nursing homes and have rated less than 20 as Outstanding. How then did Birtley House join such a select group?

Although the long history of the Home played its part in developing its ethos through four generations of one family at the helm, the increasing demand for evidence-based levels of care has set its own challenges. A full understanding of these is therefore fundamental to achieving the best result at Inspection. However, it is essential that all of the team buy into both the ethos and the commitment to delivery, and this can only be achieved through strong leadership and effective training. Demonstrating this leadership was the key characteristic that won the Birtley House Registered Manager, Karen Williams, the Surrey 'Manager of the Year 2015' and helped set the course for the successful inspection by CQC.

Residents' needs are as much about quality of life as care. To create a 'homely' environment is essential. However, it can also become 'institutional' if segregated from the life of the community. It is therefore important that there is full engagement with the community. Active encouragement of community events, in and around the Home, results in opportunities for residents to interact with visitors, and for the community to have exposure to what good care really means.

Residents' needs are as much about quality of life as care

There is still one further step that marks Birtley House out as exceptional. This is a commitment to encourage best practice and innovative ideas in the wider care sector. At a time when the pressures on care work have never been greater, it is important to try to develop creative new ways of working smarter and, wherever possible, collaboratively.

As one example; when Waverley BC were looking to try and improve care in this Borough we were invited to join the Waverley Health and Well-being Partnership. This project resulted in a major Workshop, the objective of which was to devise some practical prototype projects. The Workshop resulted in a determination to maintain progress towards greater integration and we have started discussions with our Clinical Commissioning Group on ways to help alleviate the bed-blocking crisis in Hospitals.

In the current climate of uncertainty over the future funding for care, we have to go the extra mile to encourage others and provide leadership for smarter working and to demonstrate that good care is fundamental to the long term issues around the NHS. We are delighted to have now joined the 'Outstanding Society' run by Care England and look forward to sharing our ideas both locally and nationally to help meet these objectives.

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TOM PARKER BOWLES

There's nothing super about the latest food trend

Superfoods. No mere everyday comestible, dreary old leaf or bog standard mouthful of seed. No sir. These are super plants with supernatural powers – birch water Batman and spirulina Spiderman, disease fighting heroes filled with matcha magic and go go goji. Cheer as they smack cancer in the gob! Hoorah as they battle the bulge! Rejoice as they pull back the years! Ingredients to make the heart beat stronger, the immune system shine, and the conscience swell with well nourished joy.

Because these days, it's near impossible to walk through a supermarket, or even open a magazine, without being assaulted by these healthy hordes of so called 'superfoods'. We're promised that these thrusting young things are somehow more effective, nutritious and, well, downright super than boring old fruit and veg. Whether it's Amazonian acai and guarana, aloe vera juice, coconut oil, kimchi or kale, superfoods promise a shiny magic bullet, an easy way to work off all that edible guilt with the very minimum of effort. The diet might be failing, the exercise more miss than hit. But with a spoonful of chia seeds and a pinch of maca powder, everything's going to be just fine, right?

Of course not. As many finer minds have pointed out before me, there are no such things as superfoods. Just foods that are more nutritious than others. That's not to say that any alleged 'superfood' is, in fact, a villain in disguise. Just as no-one would argue, for fairly obvious reasons, that fast food fried chicken is better for the body than some vast fresh salad, filled with pumpkin seeds, chickpea sprouts and pomegranate. So as part of a healthy, balanced diet, 'superfoods' are, on the whole,

Colourful, but are superfoods really that super?

rather good news. Just like the less glamorous old timers – beetroot, broccoli, tomatoes, eggs, apples, salmon, mackerel, lentils, bananas and barley. Spinach and brown rice are every bit as nutritious as kale and spirulina, but the latter seems more glamorous, at once exotic and unknown. The fact that some half-baked film star espouses a new and unknown ingredient doesn't necessarily mean that it will change your life.

When it comes to marketing, superfoods rule. As do their 'super' inflated prices. I'm a long time lover of kimchee and sauerkraut, natural yoghurt, blueberries, seaweed, oily fish and god knows how many other media friendly mouthfuls. But it's because I like their taste, rather than some miraculous power they possess. No one ingredient will ever help salvage a rotten diet. And I'm no nutritionist or dietician (thank god), but when it comes to eating well, common sense is paramount. By all means, revel in the so-called 'superfoods'. But don't for a second imagine that they'll take the place of an old-fashioned, balanced diet. As Michael Pollen, author of the excellent *In Defense of Food*, puts it so succinctly. 'Eat food. Not too much. Mostly plants.' Now that really is 'super' advice.

EDITOR'S CHOICE – HEALTH KICKS

LITTLE H

Little H is a new healthy deli from the people behind Hally's, which opened in Parsons Green earlier this year. Inspired by California and Cape Town, the new healthy hangout will couple fresh, homemade dishes, with a vibrant and relaxed atmosphere,
267 New King's Road SW6 4RB; 020 3417 8228; littlehlondon.com

COMPTOIR LIBANAIS

Comptoir Libanais sells Lebanese home-style dishes that are light and healthy, and designed for sharing. Soak up the colourful Middle Eastern décor while sipping on mint tea and sharing a mezze platter of organic hummus, tabbouleh and more.
1 Exhibition Road, SW7 2HE; 020 7225 5006; lecomptoir.co.uk

LU-MA

Experience delicious nutritious food, drinks and snacks to take away or eat in at this cosy cafe in Wimbledon. The aim at Lu-Ma is to nourish, educated and feed people whilst having maximum respect and consideration for the environment.
43 Worple Road SW19 4JZ; 020 8296 6714; lu-ma.co.uk

HOUSE PROUD

The jewel in Wandsworth's culinary crown, at 21 Chez Bruce is ageing very well indeed

Words SUDI PIGOTT

Bruce Poole has overseen 21 years of success at Chez Bruce

What a coming of age. Chez Bruce, South West London's celebrated neighbourhood dining room – repeatedly Hardens voters' number one favourite restaurant – has reached the age of 21.

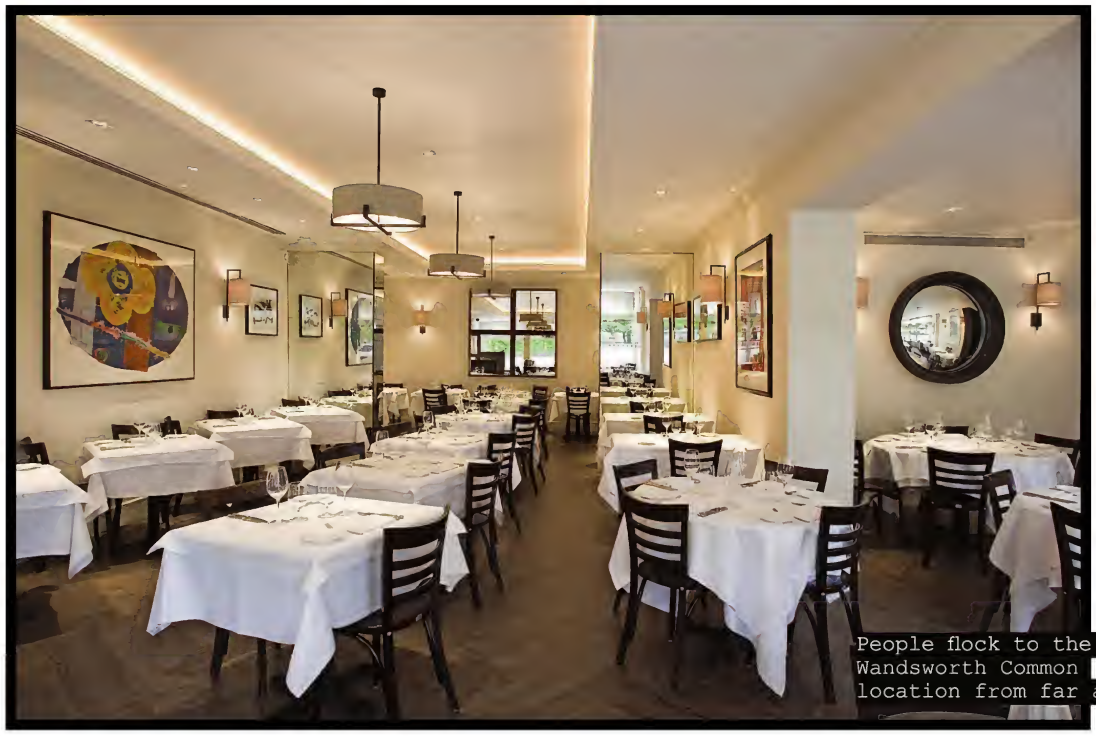
It's quite an achievement in the highly competitive yet booming London restaurant scene. For founder Bruce Poole, the secret to their success in staying at the top of their game is twofold. First, and most importantly, it is all about putting what the customer wants first. 'Lots of ambitious chefs think they are considering the customer. Yes, their menus are skillful and impressive, however they make me laugh,' he shakes his head. 'Customers are there to eat the food these chefs want to serve. I see way too much "look at me" in the industry, especially among the younger, hungrily ambitious chefs.

I'm always looking around restlessly and thinking what could be improved

It's not my way and never will be.'

Equally importantly, Poole emphasizes that he is never complacent, always wishing to make things better. 'Despite all the brilliant accolades we've received, I've never felt that we've truly arrived,' he insists. 'I'm always looking around restlessly and thinking what could be improved.'

Matt Christmas joined Poole in 2000



People flock to the Wandsworth Common location from far afield

and has been Head Chef since 2010. They clearly share a similar vision and taste for classic French cooking treated with impeccable respect and lack of pretension. They do, of course, believe in giving a considered nod, but no more than that, to what is on-trend with kimchee accompanying honey-glazed beef short-rib with spiced carrot purée and peanuts, a Japanese influence in scallop sashimi with pickled rhubarb, pink peppercorns, shiso and ginger, and plenty of interesting dishes for vegetarians such as salad of charred vegetables with blood orange, pickled walnut ketchup, gingerbread crumbs and yoghurt.

'I like to think our approach is really honest and has integrity,' explains the wonderfully named Christmas. 'I admit, we do have instances when there are customers who've travelled miles and find our menu disappointingly "simple". Yet, I suspect they have no understanding of the thought and work that goes into preparing a perfectly cooked terrine or a peerless crème brulee.'

'We're not too proud to serve classic, not messed with, crème brulee,' adds Poole. 'It is a dessert of great beauty when done properly. I think there is a great art in knowing when to leave good things alone.'

'Yes,' laughs Christmas. 'Customers don't have to order crème brulee if they think it is unadventurous. We're always adding new dishes and desserts too. For example, a passion fruit baked Alaska with fresh mango, coconut and lime.' Both Poole and Christmas' tastes when eating out are similar. I get the impression they are firmly good mates and have plenty of mutual respect, as well as complementing each other when collaborating on the menu at Chez Bruce – though Poole emphasizes that it is Christmas running the show and writing the menus on a day to day basis.

Food has always been a part of Poole's life. His culinary education started young with family camping holidays in France. He still remembers trying dishes like braised rabbit in white wine and mustard with sauté potatoes, and snails, coq au vin and frogs' legs for the first time and finding them all delicious. 'From an early age I knew that food was going to be central to my life,' he affirms. However, he went to Exeter University to study history. It was only after graduating that Poole realised he couldn't think of anything he'd rather do than be involved in food.

He trained at Westminster Hotel and Catering College on a fast track scheme and started out as a trainee hotel manager front of house. He soon yearned for the kitchen, yet maintains this experience was absolutely invaluable when it came to actually running a restaurant. Besides Chez Bruce, he oversees La Trompette in Chiswick and The Glasshouse in Kew.

Poole struck lucky when he wrote to Simon Hopkinson of Bibendum asking if he could join his kitchen to gain experience. 'I couldn't have had a better beginning, though it was an arduous and painful process. I couldn't believe the intense level of concentration required to keep up with the pace nor how exacting Simon, a brilliant cook, could be.'

Many of Hopkinson's tenets remain central to the Chez Bruce philosophy. 'I've always believed that the flavour and texture of a dish matter more than the way it is presented,' Poole states. 'I tend to think about what ingredients can be taken off a plate rather than added!' At Chez Bruce, they set out to offer a combination of technically accomplished, quietly show-stopping dishes alongside some simple dishes immaculately prepared that showcase their ingredients' seasonality and exemplary quality.

For both Poole and Christmas the best part of their job is seeing the sheer satisfaction of the customers. 'What also makes me happy is that my job has taken me to great restaurants around the globe in the pursuit of the perfect meal,' smiles Poole. As to the future expect more of the same: Poole is adamant that he has no plans for a second book and, as to TV, 'I'd rather stick pins in myself'!

2 Bellevue Road SW17 7EG; 020 8672 0114; chezbruce.co.uk

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London House has a menu that suits all comers

COME TO OUR HOUSE

London House, Battersea's premier neighbourhood restaurant, has loosened its tie with a more relaxed décor, a range of flexible menus from new Head Chef George Lyon, and a variety of events that range from kids eat free through to wine at retail prices on Wednesdays. A quintessential local restaurant, there's something for everyone whatever the time of day.

7-9 Battersea Square SW11 3RA; 020 7592 8545

FOOD *NOTEBOOK*

The latest foodie news in SW London

RAISING A GLASS

Fifteen pubs across South West London – including The White Horse, Stane Street Syndicate and The Hope – have launched Craft Keg Fest to showcase the best of British breweries. The UK's largest keg craft beer festival will be running until 26 June.

Saint's day

St Clements, a new café for Parsons Green, is well worth checking out. Not only do they serve fantastic coffee, but their fresh seasonal food menu has been conjured up with a lot of love, as they have built up a group of suppliers who provide them with outstanding fresh ingredients. They are open daily for breakfast, lunch or afternoon tea, and are licensed so you can enjoy a glass of wine on their terrace.

201 New Kings Road SW6 4SR; 020 7998 8919; stclementscafe.co.uk

ONE ON ONE

Local independent neighbourhood bar and restaurant No29 will be the sole pub to open as part of Battersea Power Station's multi-million pound Phase One development, Circus West. With innovative design, plus great food and drink, No29 will be an all-day independent venue perfect for this landmark development. No29 will open in 2017; batterseapowerstation.co.uk/circuswest

Perfect brew

One of London's first independent craft brewery bars, Sambrook's (sambrooksbrewery.co.uk), has re-opened after receiving £30,000 investment to transform its Battersea brewery bar. The brewery, which was set up by Duncan Sambrook (above) in 2008, has released more than 25 unique beers across cask and

FAB NEW WAYS TO GET FIT

Equicise and aerial silks: there's plenty of new ways to get fit in south west London this spring

Words MADELEINE HOWELL

SW London boasts plenty of open spaces for horse riding and netball, as well as venues hosting aerial fitness

Barrecorre, hot yoga, voga…You think you've seen it all, and then the next fitness trend comes along to get you chasing those endorphins again.

Anti-gravity yoga and aerial acrobatics are big news this year, and now London's first dedicated aerial fitness centre has come to St Mark's Church Hall in Wimbledon and Battersea's Wilditch Centre, offering classes in aerial silks, hoops, slings and static trapeze. Aerial yoga uses a low-hanging, hammock-like sling to support your body weight, lengthen your spine and allow for deeper stretches. Best of all, you don't need any previous experience to have a go at the silks – and it works every muscle in the body, from your wrists to your abdominals. 'A typical class involves a combination of climbs, tricks, drops and conditioning as well as floor work,' explains founder and ringmaster Christopher Wigan, who discovered aerial fitness in Buenos Aires back in 2008. 'The different levels of intensity are one of the best ways to burn fat and improve fitness. The classes are designed for people of all levels – it's about having fun rather than becoming the next Cirque du Soleil act.'

It's about having fun rather than becoming the next Cirque du Soleil act

For horse riders and would-be equestrians, Wimbledon Common is the place to go, with friendly stables such as Stag Lodge and Ridgway Stables offering lessons. This year however, there's a twist: Wimbledon Village Stables, a family-run stable tucked away just off the High Street, behind the Dog & Fox pub, have now launched their pioneering 'Equicise' simulator. The simulator replicates the behaviour of a perfectly trained horse so you can focus on technique and alignment, and we predict that novices and experienced riders alike will be hooked. In conjunction with yoga and Pilates, it also improves core stability and endurance – all great for posture and for minimising risk of injury, either in the saddle or out of it. 'We're trying to really tie fitness and riding in together. They go hand in hand,' says owner Carol Andrews. 'Most of the time, when people aren't sitting correctly, it's because their core is weak. It's easier with the simulator to correct technique and identify any issues. You need your body aligned for any sport, because if you're using one side more than the other, you're going to create a weakness.'

As the weather gets warmer, it also makes sense to make good use of London's gorgeous green spaces. If the British Military Fitness fanatics or the solo joggers aren't your clan, fear not: Zumba Stars now hold outdoor dance classes on Clapham and Wandsworth Common in the summer using wireless tech, silent-disco style. For a clubbing atmosphere on otherwise miserable Monday nights, they also run an indoor ›

There are spin classes to suit any level of fitness

Rumble classes offer a boxing-inspired workout, while the younger generation can get involved with aerial fitness

class at La Retraite in Balham using lighting and a serious sound system that makes exercise feel more like a night out than a chore. Of the same ilk, and also making the most of Monday nights, is salsa night at The Imperial Durbar in Tooting. Enjoy their infamous cocktails and burn them off simultaneously – guilt-free fun at its best. Meanwhile, a couple of stops up the Northern Line, Flow Dance studios have just opened near Oval, offering Ballroom and Latin American dance.

In Fulham, Mampara Dance now hold cheerleading sessions for adults at the Dance Attic – which involves everything from pyramid stunts to dance routines along with cardio, conditioning and flexibility. 'It has really caught on in the North, and the South of England is slowly catching on,' says founder Natalie Hunt. They also do birthday or hen fitness parties – so you can celebrate and exercise at the same time with Bring It On-style cheerleading or Great Gatsby-esque swing dancing. Also in Fulham, we love the Trampoline Rebounding class at Slice Studios, and their new Ride to the 80's!

spinning session, accompanied by motivational cheesy tunes. For mums looking to keep fit and bond with their babies at the same time, there's mum and baby yoga and Pilates for tots from 6 weeks to 8 months, and a boot camp for older toddlers. If trampolining appeals, make sure you don't miss the opening of Flip Out Wandsworth in Earlsfield, London's largest playground of interconnected trampolines for children and adults alike.

If team sports are more your thing, Back to Netball from England Netball at the new Streatham Leisure Centre might be for you – whether you want to get back into it or try it for the first time, sessions are led by a coach and cover basic skills as well as matches. For team sports with a real community feel, The Spencer Club in Earlsfield are always looking for new members and volunteers to join in with hockey, cricket, lacrosse, and tennis sessions.

If you're just too strapped for time, Sweaty Betty offer a number of workout videos online, and recently launched their Get Fit For Free initiative, offering classes from top-trainers in their boutiques and online. You can book a spot at their Fulham, Wimbledon or Battersea stores for a session of yoga, or have a go at one of the brand new Rumble classes, a boxing-inspired workout.

It seems there's something for everyone in SW, and no excuses not to try something new…

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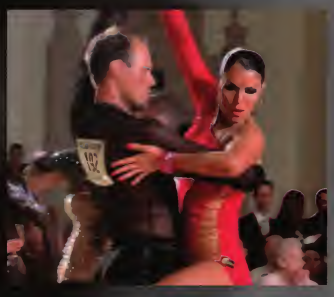

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DOG'S LIFE

Group fitness instructor, Georgina Jackson-Sytner, has brought the latest health craze over from America to Battersea Park. Barking Fit is an excercise class that caters specially for dogs and their owners. Everyone works out at their own pace and Jackson-Sytner can easily up the regimes for the more active ones. Visit barkingfitclass.com for more details

HEALTH & FITNESS *NOTEBOOK*

Shona Wallace's picks of the latest in wellbeing

The Model Method

Combining Pilates with fat-burning bursts of HIIT, the Model Method by Pilates PT Hollie Grant is a personalised at-home programme designed to sculpt the body without bulking. Following an online consultation, the team will design a six-week plan based on your fitness levels and goals, consisting of flexible workout videos, a starter pack from Lifebox Food Co and Grant's Nourish cookbook.
The Model Method is £120 for six weeks; themodelmethod.com

BUY OF THE MONTH

Eau de Rhubarbe Éclarate is the creation of Perfumer-Designer, Christine Nagel, who sought to capture the scent of freshly-picked rhubarb stalks. Eau de cologne, 100ml £75 at uk.hermes.com

Charitable Chocolates

Booja Booja, the chocolatier of choice for health-conscious Londoners, has joined forces with Walk the Walk to create a limited edition box of Raspberry Chocolate Truffles. The scrumptious, dairy-free treats are full of nutrient-rich ingredients, including coconut oil and raw cacao, and 50p from each box goes directly to Walk the Walk breast cancer research.
£4.99 at Selfridges; boojabooja.com

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May is **NATIONAL WALKING MONTH** and includes **WALK TO SCHOOL WEEK,** 16–20 MAY

The benefits of walking

Walking is good for you and if done at a brisk pace for regular exercise it helps condition your body and improve overall cardiovascular health in the same way running and jogging do. But compared with running, walking carries a significantly lower risk of injury, it reduces stress and gives you time to clear your head and aids better sleep. It's the nearest thing to 'perfect' exercise in terms of a safe, all-round workout and it doesn't cost a penny or need any special equipment.

- If you walk an extra 20 minutes a day, you'll burn off more than 3kg of body fat a year
- A single step uses up to 200 muscles. So you're not only doing a little cardio, but toning your muscles too and walking is easy on your joints
- Walking can halve your risk of coronary heart disease and help prevent some cancers and cuts cholesterol
- Walking may slow cognitive decline in adults, especially those with existing conditions such as Alzheimer's
- Walking can help to prevent the onset of type 2 diabetes
- Walking requires little equipment can be done almost anywhere and is entirely free
- Walking can help improve circulation in your feet by stimulating the development of tiny new blood vessels

What does walking do to your feet?

In an average lifetime, we walk about 100,000 miles, which is tough on our feet. Yet our bodies were designed for moving not standing still, so walking is good exercise. Walking helps the muscles and ligaments in our feet to work more efficiently, and helps keep them supple and flexible.

So even if you have to sit around a lot in your job or at home, try to get up and walk briskly for at least 30 minutes every day. Feet are adaptable and can withstand a lot of pressure before they rebel. If you walk a lot, it's important to wear the right footwear which won't damage your feet.

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Note perfect

All Saints Church in Tooting was flooded with Benjamin Britten's music when Streatham & Clapham High School put on two splendid performances of *Noye's Fludde* (Noah's Flood) in March. The production brought together the talents of the school's musicians, singers and performers from across the Senior and Prep age groups.

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020 8673 7573; hornsbyhouse.org.uk

SPEAKING THEIR MIND

With the EU referendum on the horizon, DLD College London students welcomed guest speaker, David Buik MBE, to give a lecture on 'Brexit'. The inaugural visit launched the new lecture series programme that will see influential individuals visit the Westminster Bridge-based college to talk on a variety of subjects. Find out more at dldcollege.co.uk

BREAD AND BUTTER WORK

Girls and boys from the Providence House Youth Club in Clapham got their hands doughy recently when they visited their neighbourhood culinary hotspot, the Michel Roux Jr Cookery School, to bake bread and make butter from scratch. Cookery School director Anna Ratcliffe is keen to build on the success of the 2015 Battersea Summer Scheme, when local youngsters took over the cookery school kitchen and dining room to gain a taste of the hospitality industry.

See more at cactuskitchens.co.uk

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Fredrick Froebel

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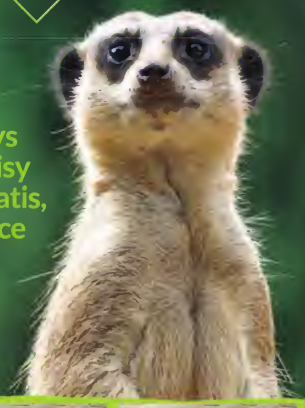

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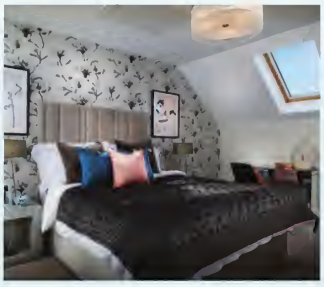

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161 Word from – Lizzie Henderson on buoyant SW4

Spring has sprung at last and even in the capital everything is starting to green up, from tree-lined streets to garden squares and our abundant parks – so this month we've been digging out the best homes with gardens and the latest facts on the price premium attached to properties with outside space. And if your thoughts are turning to holidays – and perhaps holiday homes – don't miss our special French property section.

Karen

Karen Tait, Property Editor

Editor's pick: Close to Wandsworth Common, this four/five-bedroom modern house on Trinity Crescent, SW17, boasts a unique contemporary interior over three floors, and is set back from the road, providing off-street parking and landscaped garden: £2.25m (Foxtons, 020 8772 8000)

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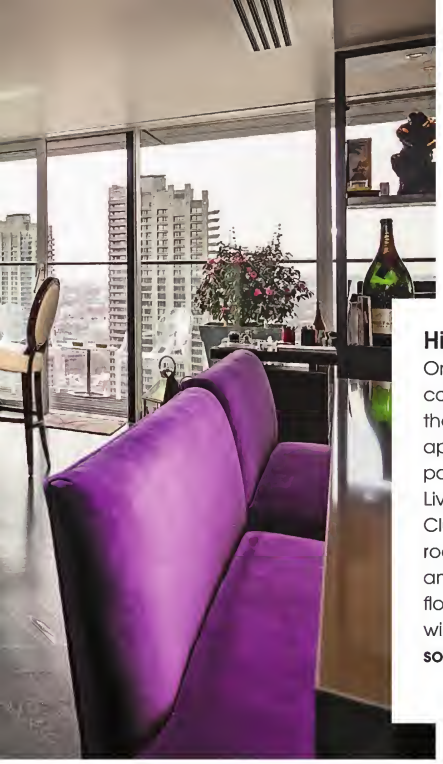
PROPERTY *NEWS*

Landmark developments across London

So chic

Soho 13 is a boutique collection of two and three-bedroom apartments in the heart of one of London's most eclectic districts. Located on Ingestre Place off Broadwick Street in Soho, the 13 private homes crown United House and Barratt London's redevelopment of the Trenchard House site, once a Metropolitan police hostel for unmarried officers. The apartments each offer a unique design by A&Q Architects so no two homes are the same. The high-ceilinged interiors are complemented by French limestone and solid wood floors, while floor-to-ceiling windows frame the views of London's famous landmarks. The open-plan living spaces showcase kitchens designed for entertaining and feature integrated Gaggenau and Miele appliances, while bathrooms have tiled wet rooms and marble surfaces. The properties start at £2.95m and will be ready to move into from spring/summer 2016.



High life

On the 31st floor of the Heron Tower, the recently completed residential landmark in the heart of the City of London, this luxurious two-bedroom apartment with twin balconies features panoramic views of the skyline. Located opposite Liverpool Street station with access to the Heron Club (gym, bar, lounge, terrace and screening room), the apartment has a large reception room and open-plan kitchen, herringbone parquet floors, fitted wardrobes and floor-to-ceiling windows. The property is priced at £2.95m.
sothebysrealty.co.uk

119	30	60%	73%
Additional new tall buildings planned for London since this time last year	the average number of storeys of London's new tall buildings	of tall buildings reach between 20 and 29 storeys. 8 reach 60 or more storeys	of the proposed tall buildings are designed primarily for living accommodation

SOURCE: THE LONDON TALL BUILDINGS SURVEY 2016 BY NEW LONDON ARCHITECTURE AND GL HEARN

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THE LAMBETH WALK

Overlooking Lambeth Palace on the River Thames, Palace View (palaceview.co.uk) is a landmark development of 55 apartments and penthouses. Occupying the prestigious address of 1 Lambeth High Street, the collection of one to three-bedroom homes is designed to maximise and reflect its surrounding views including the Palace of Westminster. Prices from £880,000

THE GREAT OUTDOORS

Discover why outdoor space in the capital is sending prices rocketing

Words FIONA BRANDHORST

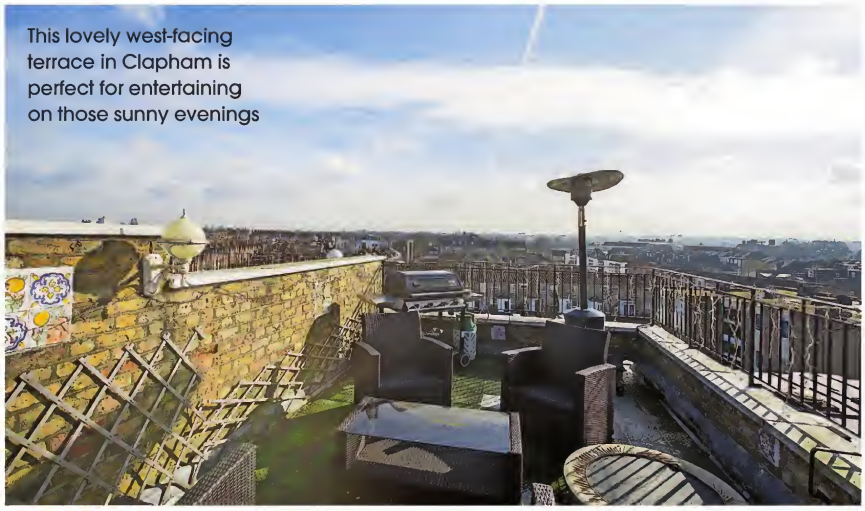
The much loved Chelsea Flower Show is just around the corner and tickets are already on sale for the London Open Garden Square weekend held in June every year when over 200 of London's most private retreats throw open their gates. It's also this time of year that outdoor space becomes high up in buyers' minds. In Chelsea and South Kensington, one of the main drivers for buyers wanting houses is that they want either a garden or to be on a garden square, or preferably both says James Pace, Partner Knight Frank, Chelsea. 'If a house doesn't have either then it is often regarded as a major compromise and the value can be severely affected particularly in a market where buyers can afford to be more picky.' For apartments that have views over garden squares the value can often increase by over 15%.

Bringing the outside in

'It is no coincidence that some of the most valuable roads in Knightsbridge and Belgravia, and indeed the whole of London, are on garden squares or with access to communal parkland such as Eaton Square, Wilton Crescent, Belgrave Crescent, Chester Square and Lennox Gardens,' adds James Forbes, Head of Strutt & Parker, Knightsbridge office. 'Many of the large townhouses in Belgravia squares like Chester Square don't have their own private gardens and yet are still some of the most expensive property in the capital and are highly desired. They might have a roof terrace if you're lucky, but increasingly the interiors are designed to bring the outside in, incorporating expanses of glass, atriums and living walls.'

Be square

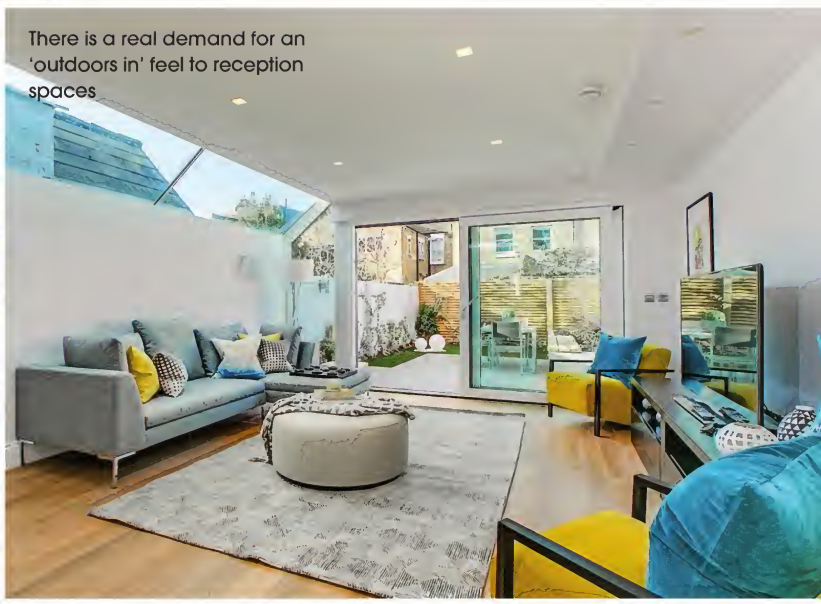
It's hard to imagine that London's squares were its first suburbs; self-contained communities of grand houses, the first of which was Bloomsbury Square built in the 1660s. They are just as sought after today, especially with many period properties being restored and converted into fabulous contemporary homes with the all-important garden square at its centre. Strutt & Parker is selling apartments with exclusive access to the garden square at The Hempel Collection in Bayswater (prices from £3.5m) and Oakmayne Bespoke has just launched 10 Soho Square, former offices and now a range of contemporary apartments (starting at £4.75m). Ben Davies, Associate Director at Savills Notting Hill, adds: 'There is undoubtedly a premium for properties with access to private garden squares. Notting Hill has one of the highest concentrations of private gardens in London, so such properties are perceived among the most prestigious.'



This lovely west-facing terrace in Clapham is perfect for entertaining on those sunny evenings

Let's entertain

A garden is a key feature to any property and investing time and attention will always increase the value and



There is a real demand for an 'outdoors in' feel to reception spaces

For apartments that have views over garden squares the value can often increase by over 15%

This is a stunning example of an apartment with a roof terrace and beautiful garden views in South Kensington

desirability of your home, comments Stephanie Mant, Sales Manager of Cluttons, Clapham and Battersea. 'Having an outdoor space appeals to different people for different reasons. Young families like the flexibility of having the children outside because it enables them to be safe and easily supervised. For young professionals it means BBQs and socialising, while older generations in London love having a garden to work in and enjoy.

'Because we are limited in the capital with the size of gardens, people are now cleverly including the garden into the entertainment spaces by using folding doors and extending the flooring outside, providing a seamless graduation to their kitchen/living rooms to create an outside room,' says Mant.

Cluttons is currently marketing an attractive two-bedroom garden flat across three floors on Keildon Road, SW11, between Wandsworth and Clapham Commons, that features a contemporary rear garden perfect for entertaining. Chesterton's research shows that across London outdoor space, even a small balcony, can impact on the price with a premium of 8% in some cases.

Up on the roof

'Where space is tight in London, gardens are considered another room of the house,' says Robin Chatwin, Head of Savills South West London. 'A little investment goes a long way; clear the space and plant some colour to draw the eye away from the house and make it feel larger. Mirrors can also work wonders for smaller spaces.'

Chatwin advises planting bulbs in the autumn if you plan on selling in the spring and allowing any work or planting to settle, which will enhance the property rather than looking staged. Planting hedges or making the most of trellising will create a secluded and peaceful space. Savills is selling an outstanding newly refurbished maisonette in Notting Hill, W11, with a guide price of £7.5m, offering unrivalled outdoor entertaining space across two large terraces, one overlooking Westbourne Grove.

Meanwhile, Douglas & Gordon is finding that first-time buyers in particular are putting roof terraces at the top of their 'must have' lists. 'Rather than opting for a high maintenance lawned garden, many younger buyers now lean towards living in flats and apartments with roof terraces,' says Jack Osmond, Head of Sales Balham at Douglas & Gordon. 'They are looking for a space that allows them to entertain friends and family during the spring and summer months, and terraces are perfect for doing just that.'

Douglas & Gordon has recently sold a property through sealed bids on Lynn Road in Balham, which underlines the rise in popularity of roof terraces. 'A number of offers were submitted and it eventually exchanged for £15,000 over the asking price,' comments Osmond. 'All the prospective buyers said it was the incredible west-facing roof terrace that was the clear selling point for them over other properties in the area.'

5 of the best... OUTDOOR SPACES

The best SW London homes with access to stunning gardens

VICTORIAN SEMI DETACHED

Criffel Avenue, SW2, £1,799,500

This spacious five bedroom family home is set back from the road with ample off street parking and offers an exemplary balance of entertainment space and accommodation, whilst further benefitting from a large private garden to the rear.

John D Wood, 020 8673 2854

COMMUNAL GARDENS

Fulham Riverside, SW6, from £699,950

Offering one, two, three, four, five and six-bedroom apartments, penthouses and townhouses on this 8.25 acre site. Every home has its own private balcony or terrace, many providing beautiful views.

Barrett London, 084 4225 0032

LANDSCAPED GARDEN

Orlando Road, SW4, £3,295,000

Full height bi-fold doors give access to a beautifully landscaped garden, ideal for entertaining and has direct access via a gated pathway which doubles as storage. The property has six bedrooms, three reception rooms and four bathrooms.

Knight Frank, 020 3813 5853

TRUE COUNTY HOME

Herbert Road, SW19, £2,100,000

This detached Victorian house dates from 1875. Set on a large plot with a 104ft garden with many period features including high ceilings, fireplaces and cornicing. Accommodation is of excellent proportion with all four bedrooms being doubles.

Jackson Stops and Staff, 020 8879 0099

Online
For more property features visit theresident.co.uk

ABUNDANCE OF SPACE

Ellerby Road, SW6, £4,250,000

The six bedroom, four bathroom house has been thoughtfully designed to provide natural light throughout and offers luxurious and flexible living and entertaining space, plus benefits from a large private landscaped garden.

John D Wood, 020 7731 4223

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FRENCH SPOTLIGHT

{DISCOVER SOME OF FRANCE'S FINEST PROPERTIES}

PIED-À-TERRE, PERHAPS?

From snowy peaks to historical towns, France really can offer it all

Ever fancied having a bolthole abroad? One that is yours, one that you can call a second home and one that isn't too far away from home. We feel that many places in France can offer you just that luxury so our property editor Karen Tait has delved into the where, why, when and how of all that the country has to offer. Expect beautiful scenery, urban landscapes and glamour galore over the next few pages plus an extensive guide to different locations and what each one has to offer you.

SUNNY DELIGHT

Discover France's hotspots before you decide where to buy

Words KAREN TAIT

When asked why they want to buy a property in France, many British househunters respond with 'for a better climate'. It's true, the further south you go, the more sunshine you can expect, but there are many variations in between. You don't necessarily need to head for the south of France, for example, and even there you'll have to put up with a few rainy days, and depending on how far you are from the coast, you may even get snow.

Let's look at the facts. Not surprisingly, the region with the most annual sunshine hours is Provence-Alpes-Côte d'Azur, with 2,724 hours in Nice.

'It's no surprise that British holidaymakers have frequented the French Riviera and the likes of St Tropez and Cannes for years,' comments Jack Harris of Knight Frank. 'The idea of hotspots is particularly apparent for those looking on the Riviera.

'However, many international buyers cannot handle the sometimes sweltering heat on the coast, and instead choose to purchase just slightly inland in the hilltops behind Nice and Cannes where charming villages include Mougins, Valbonne, and St Paul de Vence,' he adds. 'Here temperatures are often cooler, and you tend to avoid those sunseekers who flock to the seaside.'

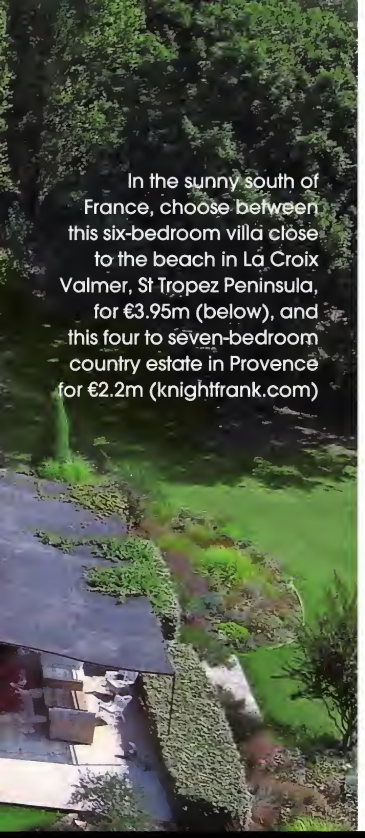
You don't always have to head to the south of France to find sunshine

Also on the Mediterranean but with lower property prices, Languedoc-Roussillon is another sunshine hotspot, with 2,668 hours in Montpellier.

COAST TO COAST

The amount of sunshine per region can vary considerably from town to town too. In Aquitaine, also in the south but this time on the Atlantic side, Bordeaux enjoys 2,035 hours of sunshine a year, while Biarritz despite being further south has less sun at 1,887 hours. You may also find that inland areas are sunnier than on the coast – Agen, also in Aquitaine but close to the border with Midi-Pyrénées, has 1,982 hours of sunshine, for example.

In fact, Midi-Pyrénées is a real sunny delight – the residents of Millau enjoy some 2,157 sunshine hours a year, while



In the sunny south of France, choose between this six-bedroom villa close to the beach in La Croix Valmer, St Tropez Peninsula, for €3.95m (below), and this four to seven-bedroom country estate in Provence for €2.2m (knightfrank.com)

The sunshine charts

Region	Annual sunshine hours	Average house price
Provence-Alpes-Côte d'Azur	2,724 (Nice)	€291,700
Languedoc-Roussillon	2,668 (Montpellier)	€182,700
Auvergne	2,117 (Aurillac)	€115,900
Aquitaine	2,035 (Bordeaux)	€183,000
Limousin	2,007 (Brive-la-Gaillarde)	€105,000
Rhône-Alpes	2,001 (Lyon)	€214,700
Poitou-Charentes	1,995 (Cognac)	€137,000
Midi-Pyrénées	1,982 (Agen)	€160,000
Burgundy	1,881 (Macon)	€120,000
Pays de la Loire	1,852 (La Roche-sur-Yon)	€156,000

SOURCE: METEO & NOTAIRES DE FRANCE

the UNESCO heritage town of Albi basks in the sun for 2,113 hours, and the regional capital Toulouse has a very respectable 2,031 hours of sun. 'Here you are also within striking distance of the glistening Mediterranean, of surfing on the Atlantic coast, and also skiing in the Pyrénées,' says Harris.

What may also surprise you is that you don't have to drive or catch a plane all the way to the south. In Pays de la Loire, an easy day's drive from Channel ferry ports, La Roche-sur-Yon has 1,852 sunshine hours, while in Poitou-Charentes Cognac has 1,995. Even as far north as Brittany, you can expect plenty of sunshine – Lorient in Morbihan has 1,827 sunshine hours.

You may also hear talk of beneficial microclimates, for example, the islands off the Atlantic coast such as Oleron and Ré are said to be hotspots.

HEARTLAND

At the heart of France, Auvergne, while snowy in winter, also has a surprising amount of sunshine – 2,117 hours in Aurillac. Mountainous areas are often sunny, although they tend to have more rain too (or snow). Rhône-Alpes, home to France's top ski resorts, actually has 1,986 hours of sun in Bourg-St-Maurice, at the foot of the pistes, while the regional capital Lyon boasts 2,001 hours. In Franche-Comté, Besancon has 1,836 sunny hours, but it also has 1,187mm of annual rain, compared to 733mm in Nice.

Meanwhile, the lush green landscapes of Limousin are often attributed to a plentiful amount of rainfall – but there's also lots of sunshine too, and perhaps less rain than you might expect – for example, Brive-la-Gaillarde has 2,007 sunshine hours with 901mm of rain.

Other inland areas that offer a decent amount of sunshine include parts of Burgundy (1,881 in Macon), Centre (1,840 in Châteauroux) and Champagne-Ardennes (1,816 in Troyes).

NORTHERN EXPOSURE

Areas for sunseekers to avoid are, as you may expect, those along the north coast, which generally enjoy around 1,600 sunshine hours a year. However, while Lille in Nord-Pas de Calais, has 1,617 hours of sun, it also only has 742mm of rain per year, a similar amount to Nice at the other end of the country.

Climate statistics can be found on the French weather site meteo.fr – don't forget to take into account minimum and maximum temperatures and rainfall, both in terms of annual total and how it's spread through the year (many areas have the most rain in spring or autumn, not as you may expect in winter).

To view thousands of properties in France visit Francepropertyshop.com
Trial 5 issues of French Property News for £5 – visit subsave.co.uk/RES5

Cap d'Antibes, Côte d'Azur
Guide price: €8,900,000

Les Glières, Chamonix
Guide price: €3,500,000

La Croix Valmer, Côte d'Azur
Guide price: €3,500,000

Grasse, Côte d'Azur
Guide price: €1,495,000

Villefranche-sur-Mer, Côte d'Azur
Guide price: €5,000,000

St Gervais Les Bains, Megève
Guide price: €2,950,000

Goult, Provence
Guide price: €1,750,000

Near St Rémy, Provence
Guide price: €1,990,000

Near Valbonne, Côte d'Azur
Guide price: €2,500,000

Near Miélan, Gascony
Guide price: €786,000

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KNIGHT FRANK COVERS FRANCE

When it comes to buying or selling your property, it is important to choose an agent who knows the area inside out. Knight Frank has been involved with the sale and acquisition of prime properties throughout France for over 20 years. With a dedicated network of 18 agents covering some of the most popular destinations and a specialist team in the UK, we are the agent of choice for anyone looking to buy or sell their dream home in France.

For further information please contact:
mark.harvey@knightframank.com
+44 20 7861 5034

jack.harris@knightframank.com
+44 20 7861 1139

@KFInternational
KnightFrank.com

Grimaud, Côte d'Azur
Guide price: €1,500,000

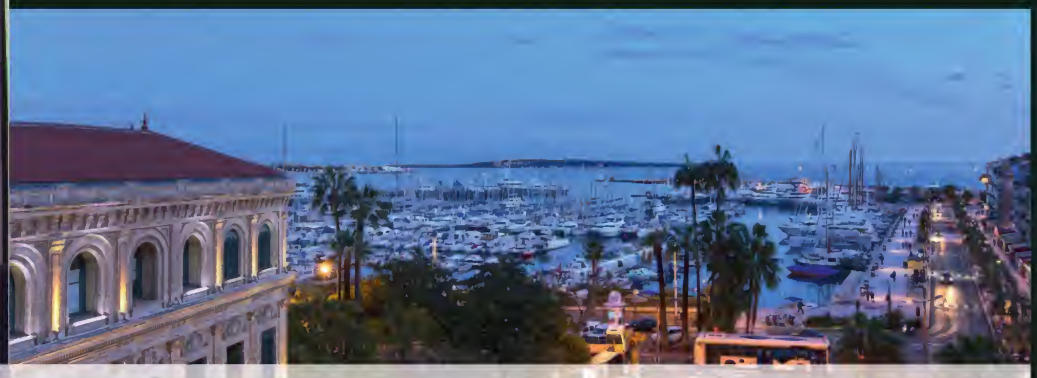
Avenue de Suffren, Paris
Guide price: €3,490,000

Nice, Côte d'Azur
Guide price: €1,850,000

Courchevel Village, French Alps
Guide price: €2,063,000

Cannes, Côte d'Azur
Guide price: €2,990,000

Rue de Beaujolais, Paris
Guide price: €3,400,000



Cannes, Côte d'Azur
Guide price: €1,125,000

Megève, French Alps
Guide price: €1,690,000

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St Tropez, Côte d'Azur
Guide price: €3,750,000

The best yields can be found at the likes Cap d'Antibes, left, and Cannes, below

Belle Époque LIVES ON

Why the appeal of the South of France will never dwindle, whatever is going on in the world

Words JACK HARRIS

What is the trend? Despite the current uncertainty revolving around Britain's possible exit from the European Union, a French Riviera property search remains firmly on the agenda for a great deal of British (and other international) buyers.

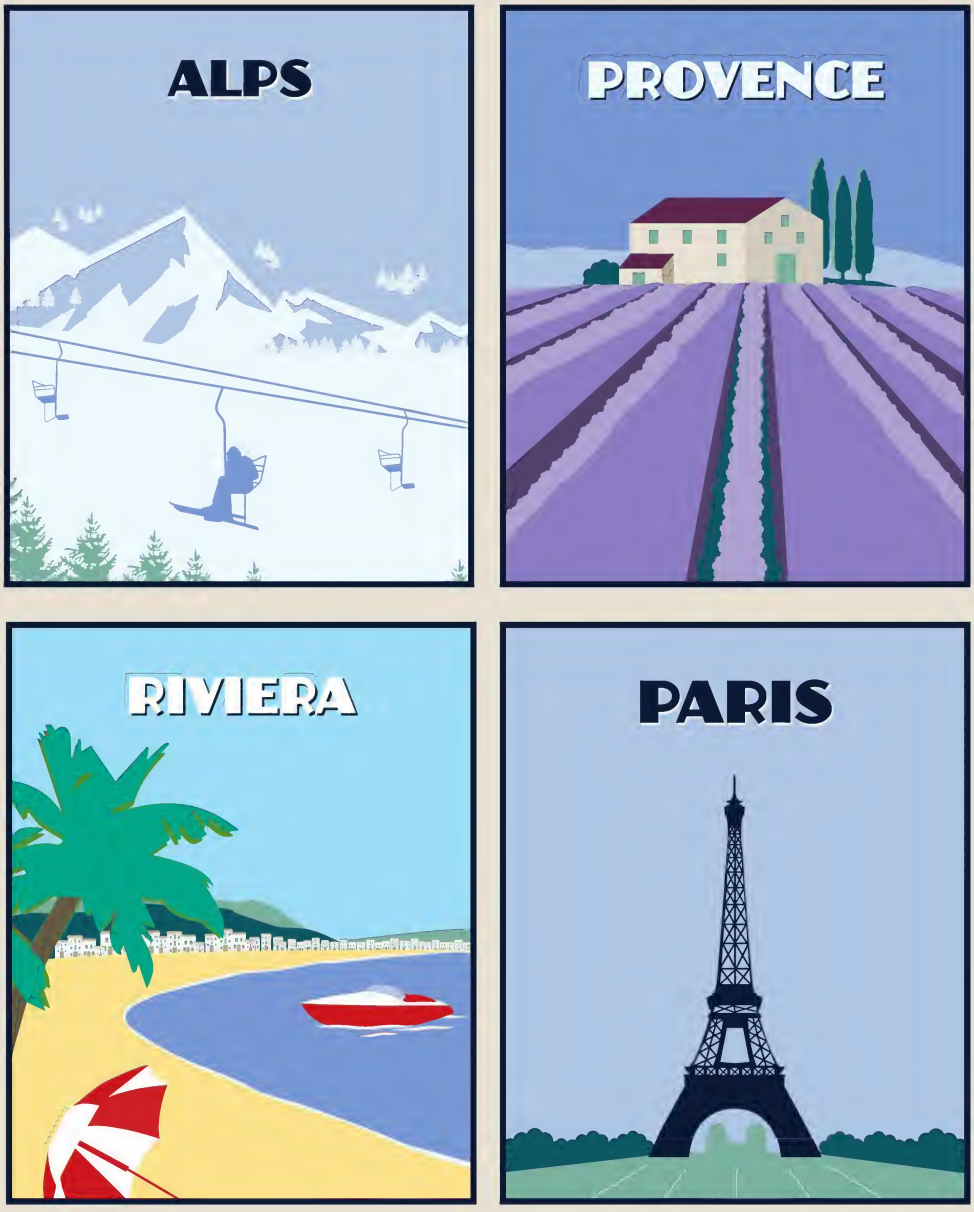
Why is it happening? The South of France has long been the location of choice for British buyers. Indeed, there are almost 70,000 more British-owned second homes in France than in any other European country. With almost daily news bulletins on the impending Brexit referendum, it is hardly surprising that an element of doubt is in the air. But with tempting interest rates, a favourable FOREX market (particularly for those holding dollar denominated currency) and an on-going desire for the South of France, the appetite of British buyers seems not to have wavered.

UK buyers are still buying with their hearts, but not forgetting their heads

Why does the area lend itself to the trend? Provence-Alpes-Côte d'Azur has been the playground of the world's rich and famous since the 19th century, when increased connectivity and the arrival of Monaco's casino caused a boom in the number of visitors. The ease of travel has improved with international buyers now being able to enter the Riviera by plane, train and a multitude of other automobiles. However, the area was certainly shaken by the financial crisis of the Noughties and it is generally believed that prices have fallen by some 30-40% in the last five years. But with this buyers are recognising opportunities. Not only are determined Brits able to buy their dream holiday home at a discounted figure, but they have also been able to take advantage of cheap borrowing and improving rental yields. This has been particularly apparent on the coast where buyers are now often weighing up between properties on their potential for securing rental income.

How does this transfer to properties? Buyers increasingly want a second home to wash its face. Whether it is to cover the mortgage, relieve ownership costs (e.g. taxes, bills, etc.), or even to simply make use of the property during the traditionally hotter and busier summer months, UK buyers are still buying with their hearts, but not forgetting their heads. With the best yields seen in the likes of Cannes, Cap d'Antibes and those villages inland such as Mougins and Valbonne, turn-key villas and well-appointed apartments are the flavour of the moment. And whether Britain decides to stay within the EU or decides to leave, this desire will inevitably continue for some time to come.

Jack Harris is a negotiator of Knight Frank's Côte d'Azur and Provence team. For more information call 020 7861 1139 or visit knightfrank.co.uk



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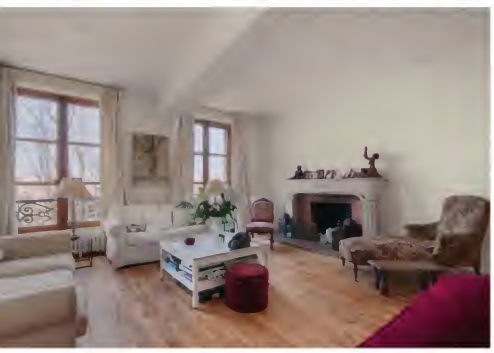

LARGE APARTMENT WITH STUNNING VIEWS OVER THE SEINE

PARIS, FRANCE

2/3 bedroom apartment in former 17th century mansion ◆ double living room ◆ dining room ◆ 2 bathrooms ◆ lift ◆ views over the Seine and courtyard ◆ 180 sq m (1,937 sq ft)

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Guide €3.78 million

LUXURY VILLA WITH SEA VIEWS

SAINT-TROPEZ/ RAMATUELLE, FRANCE

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CONTEMPORARY FAMILY VILLA

LE CANNET, CANNES, FRANCE

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Guide €6.9 million

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Guide €3.49 million

The French Riviera offers up a plethora of lavish lifestyle choices

FRENCH PARADISE

Be it calm and green or urban and bustling, there is something for everyone between the French Riviera and Provence

So, what is all the fuss about?
Riviera: Firstly, the amazing lifestyle, the fabulous people, beautiful boats... and do I need mention the incredible culture and cuisine! Also, the Riviera regularly turns into the world's stage with the Cannes film festival, Monte Carlo Grand Prix and much more.
Provence: Fuss? There is no fuss – that is why people come here.

Does it get quite crowded?
R: The cities are bustling and beaches enormously popular but this is part of the charm. The Riviera has hidden hinterlands, enchanting landscapes and a national park. During the winter you can be on the ski slopes within an hour!
P: No, not at all. Saint Rémy on market day is busy, but otherwise, no. Even in high season the roads around the Luberon can be wonderfully quiet and you can find your own little piece of paradise quite easily – you can always find somewhere to escape.

Describe the area in one paragraph...
R: Nature provides an amazing backdrop for people's passions to play out on, attracting waves of settlers lured by the beauty and the warmth. Don't forget that the French Riviera is an established destination for residential investment and second-home ownership.
P: The attraction of Provence is in the varied landscape, with lavender fields, cherry and olive orchards and vineyards. The Luberon is distinctive, with its hilltop villages and rolling hills, and the Alpilles is dramatic with its mineral peaks.

So, why should I move here?
R: The lifestyle. The Riviera lifestyle is all-encompassing; the cuisine, the culture, the weather, year-round sports, plus excellent accessibility alongside history and heritage.
P: The quality of life that is so rare to find now. The possibility to relax in the calm, but if needing some amusement – there are many local cultural events including festivals of music and art exhibitions.

What can I expect to pay?
R: Less than €200,000 will buy you a downtown, 1 bed lock-up-and-leave in a period building. £1m will get you a 3 bed apartment or villa. On Cap Ferrat, expect to pay £15m for a waterfront location!
P: An old village house can cost from €400,000, some with a terrace or small garden. A 3 bed house with pool and garden could be yours from €800,000.

If not here, where in the world would you live?
R: Why go anywhere else? The Riviera has it all for me and it is a testament to its popularity that people return year on year.
P: I have thought about this sometimes, but nowhere attracts me enough to move from Provence!

Properties in Provence attract people due to the amazing backdrop and quality of life

Corinne Allione-Joutel, Valancogne & Partners (Savills Associate) corinne@valancognepartners.com, +33 (0)4 90 95 99 41; Alex Balkin, Savills French Riviera, abalkin@savills.com, +33 (0)4 93 87 41 15 or +44 (0)20 7877 4702

Guide price: £1,295,000

Nealden Road, Stockwell SW4

A beautifully modernised five bedroom family house with a private garden. Ideally located near excellent transport links and local amenities. 5 bedrooms, 3 bathrooms, reception room, dining room, kitchen/breakfast room, cellar, garden. EPC:C. Approximately 179 sq m (1,932 sq ft).
clapham@knightfrank.com
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Guide price: £3,295,000

Old Town, Clapham Old Town SW4

An extraordinary period home of substantial proportions. Built in 1706 it forms part of the oldest terrace in Clapham. 5 bedrooms, 2 bathrooms, double reception room, kitchen/dining room, family room, garden. EPC: E. Approximately 273 sq m (2,939 sq ft).
clapham@knightfrank.com
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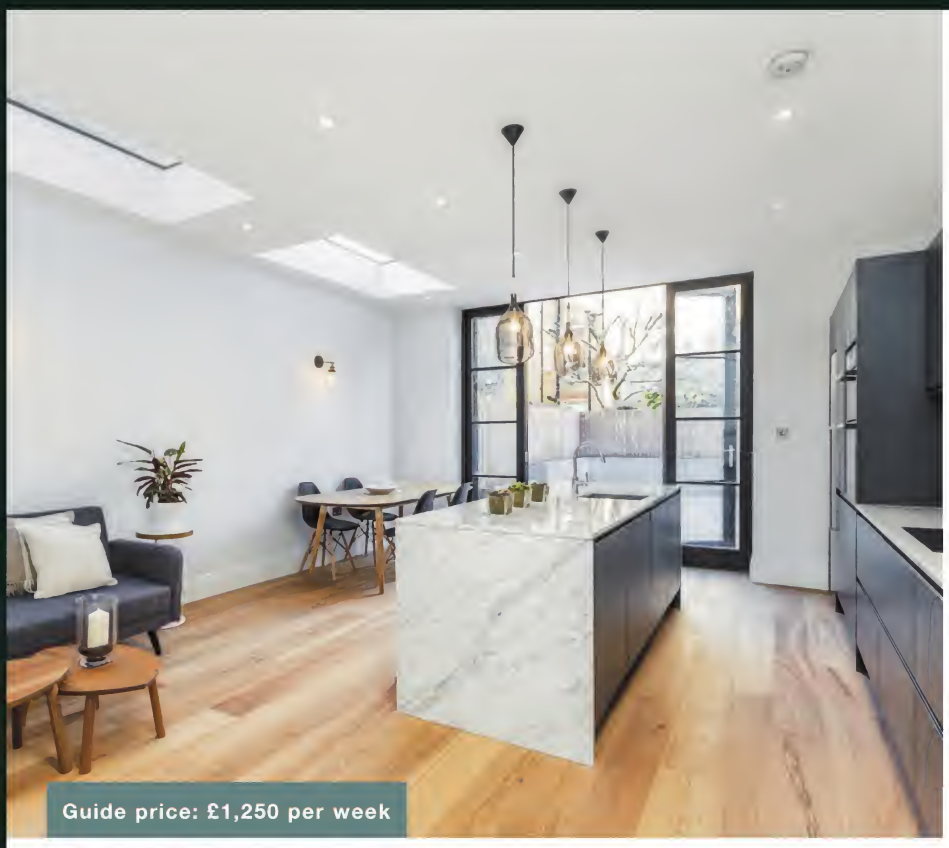

Manchuria Road, Wandsworth SW11

A spacious five bedroom Victorian house in an excellent location in Between the Commons.
5 bedrooms, 4 bathrooms, 2 reception rooms. Available unfurnished.
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Office: **020 8022 6118**

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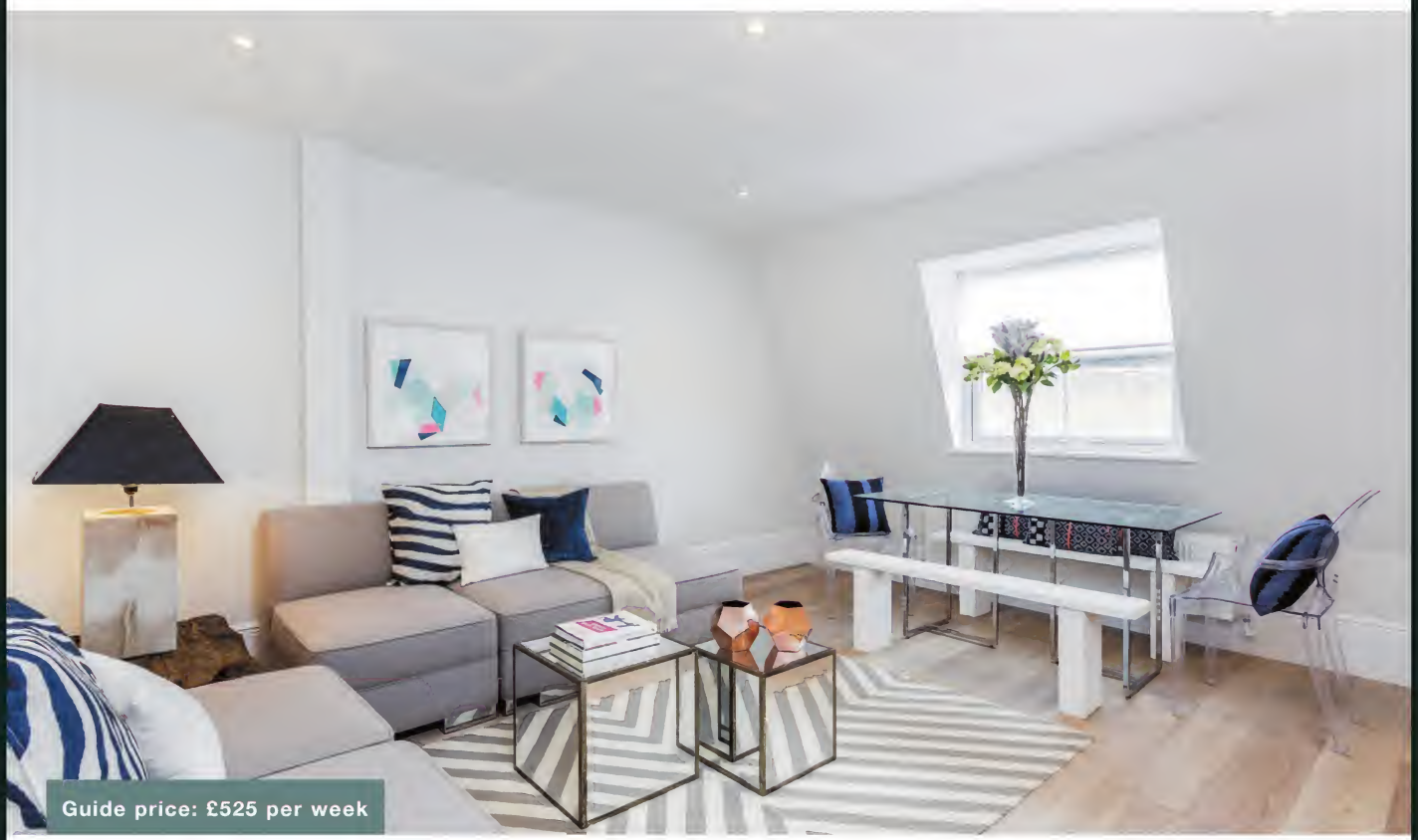

Lavender Hill, Battersea SW11

A bright and airy two bedroom apartment in a striking new development on Lavender Hill.
2 bedrooms, bathroom. reception room, kitchen. Available furnished or unfurnished.
claphamlettings@knightfrank.com
Office: **020 8022 6118**

Home investment

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Sales 020 8780 2233
Lettings 020 8780 2667

Southfields/Earlsfield
Sales 020 8874 6686
Lettings 020 8944 9020

Andrews

Balham

Andrews

Andrewsonline.co.uk

Killieser Avenue,
SW2
£525,000

Located in the Telford Park conservation area on the ground floor of an impressive, semi-detached Victorian house. The apartment is ideal for modern living and offers plenty of space for entertaining both inside and out, with a large reception room (17'6) with double doors to the kitchen and a double bedroom to the rear overlooking the 70ft west facing garden. Energy Efficiency Rating: E

Byrne Road,
SW12
£369 per week

A newly refurbished (never lived in) one double bedroom apartment in Balham. This property is offered partly furnished or unfurnished and is best suited for a single professional or a professional couple. Located just 0.2 miles away from Balham Rail/Tube. Energy Efficiency Rating: B

Battersea

Andrews

Andrewsonline.co.uk

Coleridge Close,
SW8
£650,000

This well presented, end of terrace house offers modern interior design with the functionality of a family home. The ground floor comprises of a kitchen with integrated appliances, WC, reception and dining area. On the first floor there are two double bedrooms, a single bedroom and a family bathroom. The property also benefits from a south facing garden. Energy Efficiency Rating: D

Queenstown Road,
SW8
£1,700 per month

This spacious home benefits from being configured over three floors. On the first floor there is a modern kitchen and spacious living room, on the top floor two well-proportioned bedrooms and newly refurbished bathroom. This apartment would make an ideal home for a professional couple looking for a modern home, offering vast living space and tasteful décor. Energy Efficiency Rating: C

Battersea Sales 020 7326 8171
Battersea Lettings 020 7326 8173

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Putney

Andrews

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Vanneck Square
SW15
£649,950

In a cul de sac hidden within the Dover House Conservation Area is this two double bedroom house overlooking communal greenery. With a fitted open plan kitchen and reception room, there is a breakfast bar and also doors opening out onto the garden. Well located, this property is 0.4 miles from Granard Primary School and 0.6 miles to Greenmead Primary School. Energy Efficiency Rating: TBC

Putney Plaza
SW15
POA

Luxury living at it finest at Millennium House. This brand new two bedroom apartment has vast city views and offers an executive home to its residents. There is an exclusive concierge, lift access, gym and secure underground parking. Putney Plaza gives a very quiet and exclusive vibe, but is conveniently located across the road from East Putney underground station. Energy Efficiency Rating: B

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Southfields & Earlsfield

Andrews

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Skeena Hill,
SW18
OIEO £1,195,000

A substantial 1930s four bedroom detached family home with great potential to extend to the rear, above the garage and into the loft. With no onward chain, further benefits include a garage, drive and a 124 ft southerly aspect rear garden. Situated in a sought after residential street offering access to Southfields Village, St Michael's C of E primary school and the A3. Energy Efficiency Rating: E

Wimbledon Park
Road, SW18
£1,500 per month

Exceptionally located for commuters using the underground service, being within metres of Southfields District Line Tube Station. Situated on the ground floor, and comprising one double bedroom, living room, separate kitchen and bathroom. The private garden is accessed directly through the bedroom, and has direct access to the private parking space at the rear. Energy Efficiency Rating: E

Southfields Sales 020 8874 6686
Earlsfield Lettings 020 8944 9020

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Brixton Sales
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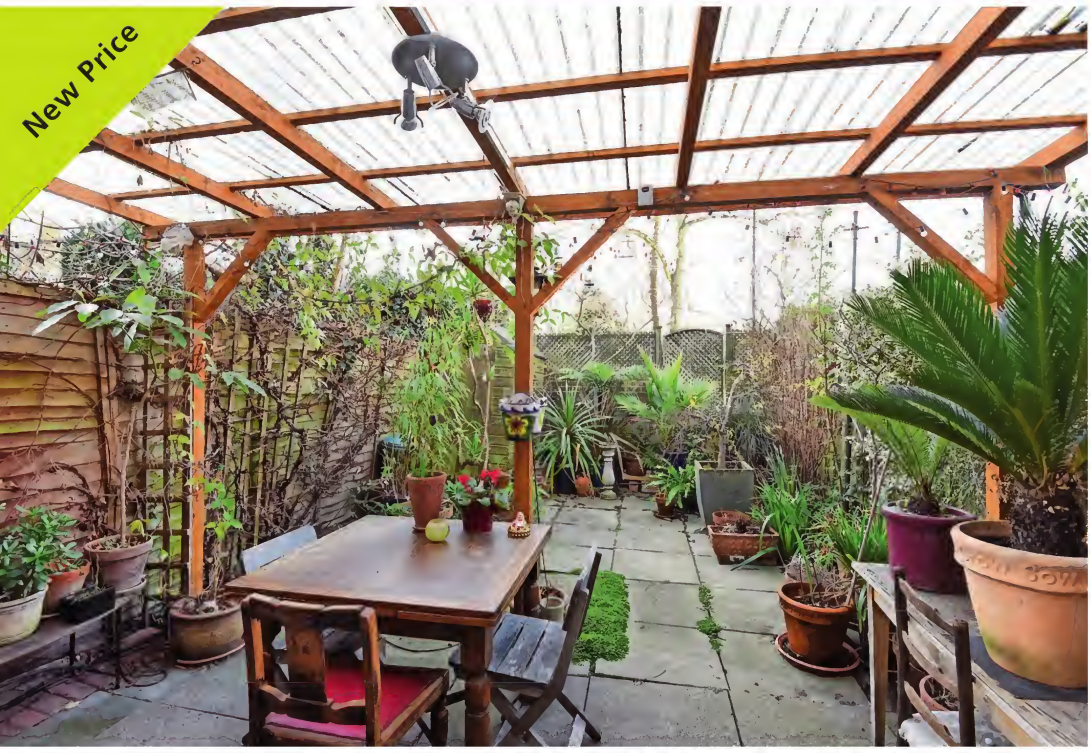

House and Gardens

£690,000

Mallams Mews, Brixton, SW9

Ref: 9660

An absolutely gorgeous townhouse backing onto a public garden and located within easy walking distance of Brixton Tube Station, Brockwell Park and the trendy Brixton Village.

- Modern Townhouse
- Three Double Bedrooms
- Kitchen/Breakfast Room
- Excellent Transport Links
- Private and Public Gardens
- Chain Free

Join the Queue

Beautiful House

Guide Price £650,000 to £700,000

Bannister Close, Brixton, SW2

Ref: 0978

Beautiful four bedroom end of terrace house, nicely decorated with an immaculate south facing rear garden. The property is extremely close to the Brockwell Park and many other excellent local amenities.

- End of Terrace House
- Four Double Bedrooms
- Two Bathroom Suites
- Modern Kitchen/Diner
- South Facing Garden
- Excellent Local Amenities

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Brixton Sales
020 7274 2878

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Gated Mews Development

Guide Price £500,000 to £550,000
Brixton Road, Brixton, SW9
Ref: 9787

Located on a private gated development equidistant to Brixton and Oval Tube Stations is this wonderful, ground floor, two double bedroom apartment with a south facing private rear garden.

- Gated Development
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Private Rear Gardens
- Off Street Parking
- Share of Freehold

Chain Free

Lifestyle in High Style

£310,000
Minet Road, Brixton, SW9
Ref: 9721

This one is a stunner in the form of a 4th floor double bedroom purpose built apartment. Located in an ex-authority development and 'done up to the nines'!

- Purpose Built Flat
- Newly Refurbished
- Double Bedrooms
- Fitted Kitchen
- Fourth Floor
- Chain Free

Pick up the Telephone

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Battersea & Clapham
Sales
020 7228 8895

Call us 8am - 10pm everyday

Wonderfully Quiet OIEO £650,000
Kelman Close, SW4 Ref: 4905

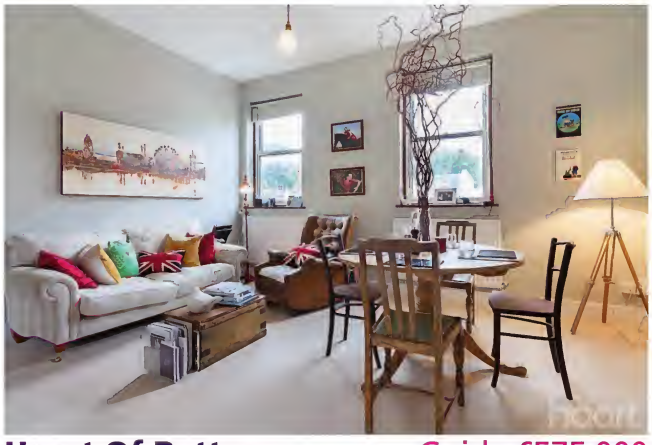
A beautifully decorated upper maisonette in the heart of Clapham complete with a private and south west facing garden along with private garage parking.

Beautifully Decorated Guide £599,950
Bedford Road, SW4 Ref: 4908

A beautifully decorated and spacious, two double bedroom apartment, ideally located within minutes to local transport links, great schools and local amenities.

Impressive Space OIEO £575,000
Cato Road, SW4 Ref: 4516

A beautifully decorated, two bedroom Victoria conversion flat. Found on a quiet, residential road in the heart of vibrant and popular Clapham.



Heart Of Battersea Guide £575,000
Simpson Street, SW11 Ref: 4948

An immaculately presented, two bedroom apartment, located in the finest area of Battersea. Close to Battersea High Street and Battersea Square.

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Dulwich Sales
020 8299 3728

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Delightful and Charming

Guide Price £935,000-£950,000
Bellenden Road, SE15
Ref: 9368

Excellent three bedroom house on one of the most sought after streets in the area - Bellenden Road. A Victorian terrace with character, charm, and all the buzz of East Dulwich and Peckham Rye have to offer.

- Three Bedrooms
- Victorian Property
- Spacious Lounge
- Superb Location
- Excellent Transport Links
- Mid Terrace House

EPC Rating C

Call to View

Absolutely Excellent

£899,950
St Francis Road, SE22
Ref: 9276

Superb three bedroom family home just moments from East Dulwich station. A Victorian house with excellent décor, absolutely ready to move in and standing in a premier position.

- Mid Terrace House
- Victorian Property
- Three Bedrooms
- Modern Fitted Kitchen
- Beautifully Presented
- Conservatory

EPC Rating C

Call to View

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Streatham Sales
020 8769 7711

Call us 8am - 10pm everyday

Family House

Guide Price £925,000

Cheviot Road, Streatham, SW16

Ref: 8063

When purchasing this property on Cheviot road, space will never be an issue. With five double bedrooms, two bathrooms and garage featuring in the list of benefits this property has to offer - you just can't go wrong. This property has served a lovely family home for the current owners and holds several memories them. The garden is a great space where you can add your stamp and with the garage being a great size, it's a good opportunity for development.

- Five Bedrooms
- Two Bathrooms
- Garden
- Driveway
- Family Home
- Great Location
- Close To Amenities

Family Home

Guide Price £525,000

Stanford Road, Streatham, SW16

Ref: 7996

Situated on this ever popular road close to Norbury Town Centre and Train Station. This semi detached family house is packed with love and homeliness. The ground floor comprises a spacious reception room, separate dining room and fitted kitchen and on the first floor there are three bedrooms and a family bathroom that is finished with a touch of class. To the front of the property is a driveway to fit two cars and to the rear is a generous size, sun drenched garden.

- Mid Terrace House
- Three Bedrooms
- Spacious Reception Room
- Fantastic Bathroom
- Rear Garden
- Driveway
- Potential To Extend STPP
- Fantastic Location

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Upper Tooting
020 8672 4244

Call us 8am - 10pm everyday

Period Family Home

Guide Price £650,000

Jersey Road

Ref: 6130

An attractive mid terrace period property situated in a popular residential road with access to both Tooting Mainline Station and Tooting Northern Line Tube Stations.

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Two Bath/Shower Rooms
- Garden
- Close To Transport Links
- Popular Location

EPC Rating D

Stunning Cottage

Guide Price £575,000

Blakenham Road

Ref: 5768

A characterful spacious mid terrace two double bedroom period cottage situated within easy access to both Tooting Bec and Tooting Broadway Tube Stations.

- Spacious Period Cottage
- Two Double Bedrooms
- Reception Room With Fireplace
- Kitchen/Dining Room
- Upstairs Bathroom/WC
- Good Size Private Garden
- Well Presented
- Wandsworth Borough

EPC Rating D

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Earlsfield Sales
020 8871 4366

Call us 8am - 10pm everyday

Desirable Location OIEO £500,000
Lydden Grove Ref: 4780

This ground floor two bedroom Victorian maisonette, with plenty of period features and lots of room to entertain family and friends, would be great for investment purposes and first time buyers.

Stunning Apartment OIEO £485,000
Argento Tower Ref: 4747

Stunning and immaculate are the main two words that describe this apartment. If you are looking for a fantastic buy to let investment or a warm cosy home to live in, then this could be for you.

A Great Family Home £535,000
Strathdon Drive Ref: 4799

A three bedroom family home requiring some modernisation, tucked away in a quiet position offered for sale with no onward chain.

Stylish London Living Guide £475,000
Garratt Lane Ref: 4734

A contemporary split level, two bedroom apartment situated moments from the popular Earlsfield High Street. A commuter's delight providing a light and spacious living area to entertaining family and friends.

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Southfields Sales
020 8789 6600

Call us 8am - 10pm everyday

No Onward Chain £895,000
Brookwood Road Ref: 5618

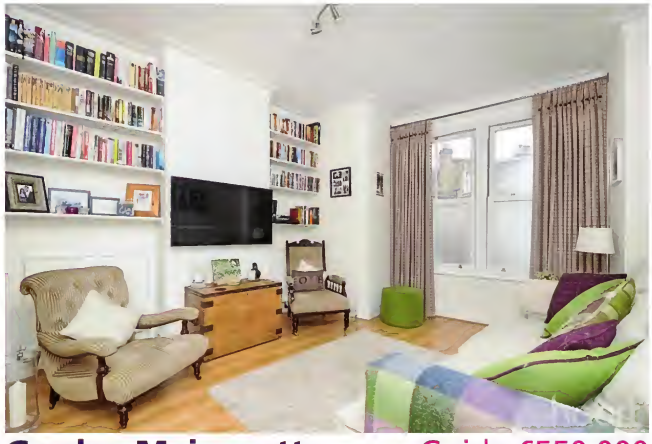
If you love to cook, entertain or just enjoy taking time to relax with a coffee or a glass of wine, this family home could be just what you have been looking for!

Charm & Country Meet OIEO £500,000
Wimbledon Park Road Ref: 5523

Southfields is the place to be in London. This trendy village with charm and history is the location of this attractive, two bedroom lower ground floor flat, with its picturesque outlook onto its own shared garden.

Ticks All The Boxes £405,000
Whitlock Drive Ref: 5634

If you are after a spacious property, then look no further than this three bedroom, split level maisonette. Suitable for first time buyers or buy to let investors, call today to book a viewing.



Garden Maisonette Guide £550,000
Replingham Road Ref: 5626

Stunning two bedroom first floor apartment ideally situated in the heart of Southfields. It offers beautifully presented living accommodation with the benefit of a private garden and additional loft room.

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Balham Sales
020 8675 6848

Call us 8am - 10pm everyday

Sought After Family Home

Ravenslea Road, Balham, SW12

£1,150,000

Ref: 4484

A delightful, spacious period family home situated in the popular Nightingale Triangle. The charming home is situated on a quiet residential road close to local transport links and local amenities as well as schools. The accommodation comprises on the ground floor, double reception room, kitchen/diner, downstairs wet room, on the first floor, three bedrooms and a family bathroom/WC.

EPC Rating TBC

- Mid Terrace House
- Three Bedrooms
- Double Reception Room
- Fitted Kitchen
- Two Bathrooms
- Garden To Rear

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Wimbledon Sales
020 8947 9141

Call us 8am - 10pm everyday

Amazing Potential

Russell Road, Wimbledon

Guide Price £699,950

Ref: 6153

A two bedroom home with a mellow brick frontage and pleasing bay located in the popular "Ministers" area close to the centre of Wimbledon. With a south westerly facing rear garden, central heating and double glazing this property will generate plenty of interest. Already a cosy home, some updating and extending would definitely pay dividends (STPP) and allow the property to realise its full potential. Viewing is recommended. No onward chain.

- Two Bedroom Terrace
- Central Location
- Central Heating
- Double Glazing
- South West Facing Rear Garden
- Potential To Extend (STPP)
- No Onward Chain

Call Wimbledon Now!

MY DREAM HOME

This beautifully presented light, modern split level maisonette will appeal to both families and working professionals

The reception room opens on to a sunny roof terrace

ALLFARTHING LANE, SW18

Philip Mack, Branch Manager Andrews, Battersea

Why it's a great buy...
This penthouse flat has period charm on the outside with a superb modern finish inside. It's arranged over two floors and offers the space of many houses, but without the price tag.

The wow factor...
The reception room opens on to a beautiful sunny roof terrace, which makes the room so much bigger in the summer, and it's also here that you'll find the ultra-modern kitchen. Covering the entire top floor and boasting plenty of natural light thanks to the velux windows and glazed patio doors, this the ideal entertaining space.

Who it would suit...
This stunning three-bedroom property would suit a couple or young family who love entertaining.

My favourite room...
Clearly the main focus of this flat is the exceptional open plan living area. However, the tranquillity of the luxurious family bathroom comes a close second...

Why you should buy it...
Buy this flat if you want to keep an element of urban chicness and wow your friends with stylish entertaining, whilst using all the money you save from buying a flat instead of a house on a no-expense-spared trip to the Maldives!

Allfarthing Lane SW18, £800,000
andrewsonline.co.uk/branches/sales/Battersea/property/
020 7326 8171

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the difference
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sea view
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6th - 8th May 2016. Over 170 exhibitors will offer advice on property, finance, tax and legal matters.
Amanda Lamb, Jasmine Harman, Laura Hamilton and Ben Hillman attend with host Ryan Philpott

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- Streatham
- Tooting
- West Putney
- Wimbledon

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COMPLETELY LONDON

Robertson Street, Battersea, SW8
£755,000

Battersea Park 020 7924 1944
batterseapark.sales@kfh.co.uk

This recently refurbished Victorian conversion benefits from three double bedrooms, modern décor throughout and an abundance of natural light.

This ground floor garden flat is located moments from Queenstown Road and Wandsworth Road stations and is also in close proximity to Clapham Old Town and Battersea Park.

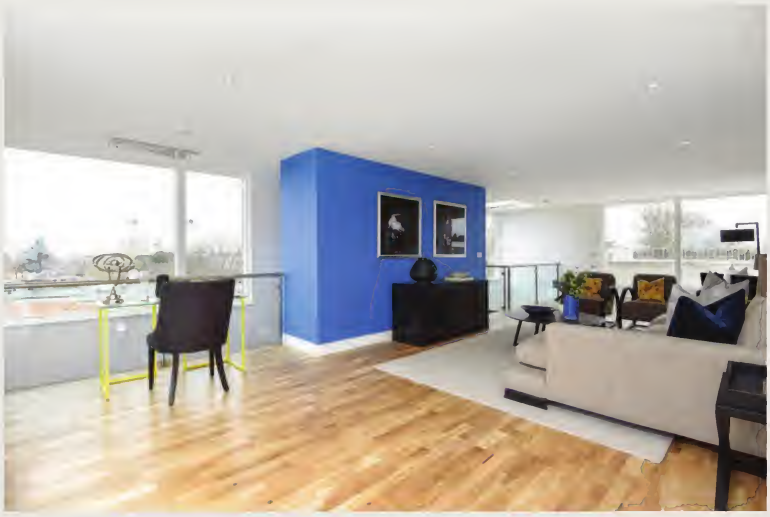
- Three double bedrooms
- Open plan living room
- Recently refurbished
- Patio garden
- Close to Battersea Park
- Excellent transport links
- Leasehold
- EPC rating E

Iveley Road, Clapham, SW4 £950,000

Clapham Common 020 3700 8555
claphamcommon.sales@kfh.co.uk

This spacious and very well presented family home offers three double bedrooms, two bathrooms, a generous kitchen, conservatory, lots of storage space and a south facing rear garden. Boasting over 1,000 sq ft of internal living space, this property is conveniently located for transport links including Wandsworth Road station, which is within walking distance.

- Three double bedrooms
- Two bathrooms
- Three storey house
- 16 ft reception
- Private parking
- Freehold
- EPC rating C



Kings Avenue, Clapham, SW4 £999,950

A stunning two bedroom duplex penthouse apartment boasting a large private roof terrace with superb views across the London skyline.

Offering over 1,500 sq ft of living space over the third and fourth floors of an attractive building, this beautiful apartment boasts two luxury bathrooms including one en suite to the master bedroom, as well as a 33 ft reception. Additional benefits include full height floor to ceiling windows and an allocated parking space. Leasehold. EPC rating B.

Clapham 020 8675 5436
clapham.sales@kfh.co.uk

Vardens Road, Battersea, SW11 £630,000

Situated on the first floor of a handsome Victorian property is this superbly presented two bedroom apartment which benefits from approved planning permission to add a private roof terrace.

The property is conveniently located for access to the transport hub at Clapham Junction as well as the array of cafés, restaurants and bars on the increasingly trendy St John's Hill. Leasehold. EPC rating C.

Battersea 020 7228 2666
battersea.sales@kfh.co.uk

Weir Road, Balham, SW12 Guide price £1,300,000

This stunning five bedroom period family house offers over 2,300 sq ft of immaculately and newly decorated living space over three floors. Accommodation includes five bedrooms, three bathrooms, large entrance hall, elegant double reception room, extended kitchen and family room.

This beautiful home also benefits from a balcony, a delightful secluded rear garden and close proximity to well regarded schools. Freehold. EPC rating D.

Balham 020 8675 1123
balham.sales@kfh.co.uk

Wimbledon Park Road, Southfields, SW18 £795,000

An amazing two or three bedroom split level apartment which benefits in particular from a reception room with a vaulted three storey cathedral ceiling and spectacular feature window.

This property is ideally located in central Southfields close to local amenities including Southfields underground station which is served by the District Line. Leasehold. EPC rating D

Southfields 020 8871 9655
southfields.sales@kfh.co.uk

Mandrake Road, Tooting Bec, SW17 £1,250,000

This beautifully presented four bedroom terraced house is arranged over three floors and has been sympathetically refurbished to an exacting standard. This family home boasts a fully extended kitchen diner, which benefits from contemporary floor to ceiling sliding doors opening onto a south west facing garden. The first and second floors offer four sizable bedrooms with plenty of light as well as original features and bespoke joinery.

This property is situated on a tree lined residential street on the periphery of Tooting Bec and Balham. Freehold. EPC rating D.

Tooting 020 8767 1400
tooting.sales@kfh.co.uk

Bendemeer Road, Putney, SW15 £900,000

A top floor conversion flat benefiting from three spacious bedrooms, a modern family bathroom and additional shower room, as well as a private roof terrace. This well decorated property has been extensively renovated and has views of the river. Leasehold. EPC rating D.

West Putney 020 8785 2122
westputney.sales@kfh.co.uk

Spur House, Wimbledon, SW19 Prices from £400,000

Spur House is new build, landmark residential development situated on Morden Road, directly opposite South Wimbledon tube station. The scheme offers a range of one and two bedroom contemporary homes and a three bedroom penthouse apartment, some with either a balcony or a terrace.

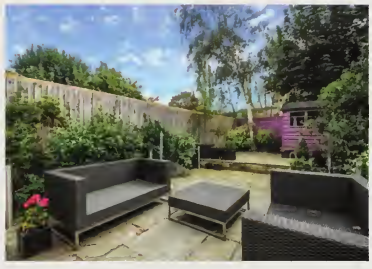
- High quality finish throughout
- Integrated kitchen appliances
- Eco friendly communal boiler
- Lift access
- Bicycle store
- Close to Wimbledon Broadway
- Leasehold

Land and New Homes 020 8222 7200
newhomes@kfh.co.uk

Penwith Road, Earlsfield, SW18 £1,650 pcm

A well presented first floor modern apartment with two double bedrooms in a small development. This flat provides a bathroom with a shower over the bath, an open plan kitchen/reception room with wood flooring and a private balcony. Located within walking distance of Earlsfield station. Furnished. EPC rating D.

Earlsfield 020 8875 2980
earlsfield.lettings@kfh.co.uk



Disraeli Road, Putney, SW15 £3,800 pcm

An impressive house boasting three bedrooms, two bathrooms, and a bright and airy kitchen/ breakfast room. This home provides an attractive garden and is located in a prime central Putney location, close to transport links and moments from the High Street. Furnished. EPC rating E.

Putney Hill 020 8785 3433
putneyhill.lettings@kfh.co.uk

£210 tenancy agreement fee per property.
Other fees apply, visit kfh.co.uk/lettingsfees

Tomblin Mews, Streatham Vale, SW16 £2,500 pcm

Offering an abundance of space and light is this exceptional four bedroom townhouse, with contemporary and fully integrated kitchen, modern living space and private rear garden. This home also provides two allocated parking spaces and benefits from being close to many local amenities and transport links. Part furnished. EPC rating B.

Streatham 020 8769 3337
streatham.lettings@kfh.co.uk

Fishponds Road, Tooting, SW17 £2,100 pcm

A delightful townhouse providing three double bedrooms and an additional study, which could be used as a fourth single bedroom. This property boasts a modern kitchen/diner, separate reception room and a garden. Further benefits include off street parking for one car and close proximity to Tooting Bec and Balham underground stations. Furnished. EPC rating B.

Tooting 020 8767 2666
tooting.lettings@kfh.co.uk

£210 tenancy agreement fee per property.
Other fees apply, visit kfh.co.uk/lettingsfees

MY MONTH

Lucy Barnes, Sales Manager at KFH Wimbledon, on racing against the clock

What has been the most challenging aspect of your month?
The recent stamp duty changes affecting buy to let and second home purchases created a huge amount of added time pressure to a number of the sales we were managing. As the deadline fast approached, myself and the rest of my team worked tirelessly to ensure that all sales affected by the changes could not only exchange contracts, but also complete in time. I'm pleased to report we successfully managed to get them all through in time, including six sales in the 48 hours prior to the changes being implemented!

The market over the last month has been busy with seasonal trends coming into play

Describe an exceptional property that has come on to the market...
We have a stunning four double bedroom family home on Hartfield Crescent – a sought after residential road close to Wimbledon station (which is pictured below) – on the market for £1,395,000. The house has been beautifully decorated by the current owners, is fully extended and has the benefit of parking to the rear, which is something that is pretty hard to find right in the centre of Wimbledon.

What is your favourite local lunch spot?
We are pretty spoilt with options for lunch in Wimbledon and you can choose from every type of cuisine. I like to support local businesses as much as possible though and the Victorian Café on Worple Road is a fantastic little sandwich shop offering almost every type of sandwich filling you can imagine, all freshly made in front of you.

What has been the highest offer or quickest sale to take place?
We recently agreed a sale on a fantastic four bedroom family home within 48 hours of it coming on to the market – and before we even had photos taken! I'm not surprised though as we knew we had the perfect buyer for the property, so were delighted when they offered.

How has the market been performing?
The market over the last month has been busy with the usual seasonal trends coming into play. We're at the time of year where there are a lot more family homes becoming available and there is strong demand for these properties with many sales being agreed to families looking to coordinate moving around school term times. At the other end of the market the demand for flats suitable for first time buyers has also remained active and we have agreed a number of sales on one and two bedroom flats.

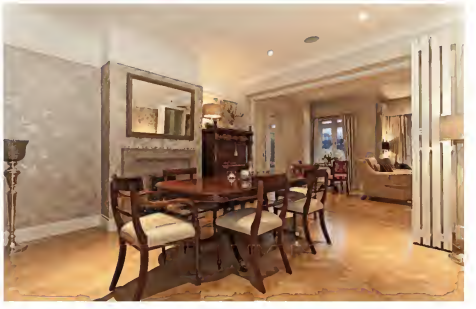
Lucy Barnes, Sales Manager of KFH, Wimbledon
020 3792 4553; kfh.co.uk

jackson-stops.co.uk

Alderbrook House, KT13

Alderbrook House is a brand new home from award winning Newcourt Developments.
3 reception rooms, kitchen/dining room, master suite with dressing room and en suite bathroom, 5 further bedrooms (3 en suite), bathroom; garage, garden with a private mooring onto the River Wey. Potential access to an island available to only four houses. EPC rating B

£3,750,000 Freehold



Melville Avenue, SW20

A detached house situated in a cul-de-sac in West Wimbledon, 0.3 miles from Wimbledon Common.
Receiving hall, 3 reception rooms, kitchen/family room, study, 6 bedrooms, 5 bathrooms, separate utility room; detached garage, off street parking, garden. EPC rating D

£2,695,000 Freehold

People Property Places

Offices in London and across the country

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Haselbury House, SW19

A detached Victorian house dating from 1875, situated 0.3 miles from Wimbledon station.
Double reception room, kitchen leading to a formal dining room, 4 double bedrooms, bathroom, shower room, separate utility room with access into a workshop; off street parking, garage, 104 ft garden. Potential to extend into the loft and across the rear (STPP). EPC rating E

£2,100,000 Freehold

Priest Hill Heights, KT17

Built on the edge of a nature reserve, The Sandown is a brand new house set over 3 floors.
Kitchen/family/breakfast room, 2 further reception rooms, master suite, 2 en suite bedrooms, bathroom, shower room, study, TV room; double garage, garden. Show home photography. EPC rating TBC

£1,750,000 Freehold

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Cottenham Drive, SW20

A house located on a private estate 0.6 miles from Raynes Park station.
Receiving hall, reception room with floor to ceiling windows looking onto garden, further reception room, kitchen, 3 double bedrooms (2 en suite), study/bedroom, bathroom, utility room, cloakroom, plant room/storage; garden, off street parking. EPC rating D

£1,295,000 Freehold

Berwyn Road, TW10

A new build detached bungalow in a private gated development, located 0.4 miles from North Sheen station.
Open plan reception/dining area, fitted kitchen, study, master suite with private terrace and en suite bathroom, 2 further en suite bedrooms; 3 separate garden areas, private driveway, parking. EPC rating B

£1,395,000 Freehold

People Property Places

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Chester Road, SW19

A refurbished four bedroom end of terrace house located adjacent to Cannizaro Park and Wimbledon Village.
26 ft. reception room with bi-folding doors to the 50 ft. landscaped garden, kitchen, dining room, study, cloakroom, 4 bedrooms (1 en suite), bathroom; garage, off street parking. EPC rating C

£1,250,000 Freehold

Oakfield Estate, SW19

A first floor flat set on an estate located 0.2 miles from the All England Lawn Tennis Club.
2 reception rooms, kitchen, 3 double bedrooms, bathroom, cloakroom; balcony overlooking communal gardens, garage, store, on-site porter and management. EPC rating D

£775,000 Share of Freehold

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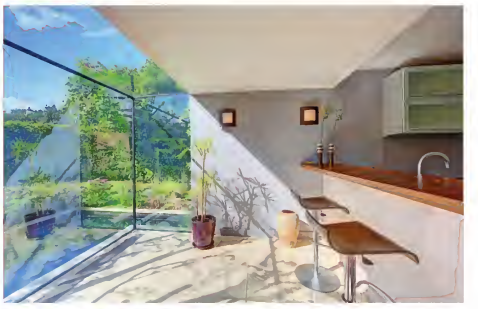

Garden Close, SW15

A detached two bedroom house located in a private development on Putney Heath.
Open plan kitchen to reception/dining room with bi-folding doors to a mature garden with water feature, 2 double bedrooms, 2 bathrooms, utility room; off street parking. EPC rating D

£4,500 pcm (*fees apply)

Lingfield Road, SW19

A four bedroom townhouse in Wimbledon Village.
Kitchen/breakfast room with doors to a private patio garden, reception room, 3 double bedrooms, single bedroom, 2 bathrooms; integral garage, off street parking. EPC rating C

£4,250 pcm (*fees apply)

People Property Places

Offices in London and across the country

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We'll put the spring in your step...

Whether you're looking to build a nest, feather your nest, build your nest egg, empty your nest or flee the nest, we can help.

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Brook House SW4 £420 per week*
A raised, ground floor one bedroom flat. **EPC:D**
Clapham Office 020 7717 5441

Cubitt Terrace SW4 £612 per week*
A charming two bedroom cottage. **EPC:D**
Clapham Office 020 7717 5441

Heath Road SW8 £710 per week*
A stunning three bedroom family home. **EPC:E**
Clapham Office 020 7717 5441

Fernlea Road SW12 £507 per week*
An amazing two bedroom property. **EPC:D**
Balham Office 020 3285 7748

Ashdown Way SW17 £325 per week*
Superb one bedroom house. **EPC:D**
Balham Office 020 3285 7748

Du Cane Court SW17 £750 per week*
Stylish two double bedroom apartment. **EPC:F**
Balham Office 020 3285 7748

Hafer Road SW11 £475 per week*
An exceptional modern apartment. **EPC:B**
Battersea Office 020 7458 4258

Challis House SW11 £350 per week*
Modern one bedroom apartment. **EPC:B**
Battersea Office 020 7458 4258

Honeywell Road SW11 £950 per week*
Spacious family house. **EPC:D**
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Beyond your expectations
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***Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges

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Chelsham Road SW4 £945 per week*
A beautiful four bedroom family home. **EPC:D**
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Clarence Avenue SW4 £510 per week*
A two bedroom penthouse apartment. **EPC:B**
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Windsor Court SW4 £525 per week*
A beautifully decorated top floor flat. **EPC:E**
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Rydal Road SW16 £1050 per week*
Detached six bedroom house. **EPC:F**
Balham Office 020 3285 7748

Coal Brook Mansions SW12 £368 pw*
A beautiful one bed apartment. **EPC:F**
Balham Office 020 3285 7748

Foxbourne Road SW17 £795 per week*
A stunning four bedroom family home. **EPC:E**
Balham Office 020 3285 7748

Kingsley Street SW11 £450 per week*
A lovely two bedroom terrace house. **EPC:E**
Battersea Office 020 7458 4258

Roseneath Road SW11 £875 per week*
Spacious Edwardian family home. **EPC:F**
Battersea Office 020 7458 4258

Falcon Wharf SW11 £455 per week*
Excellent riverside apartment. **EPC:E**
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Available on the App Store

***Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges

The demand from our corporate tenants is moving to South West London.

Last year our Corporate & Relocation Services team housed 607 employees, with South West London proving to be the most popular region with 174 moves!

Contact us today to find out out how our Corporate & Relocation Services team can find you a corporate tenant for your property.

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hamptons.co.uk

Please dial in full. If you have already appointed another agent, you may be subject to a restrictive contract.

Dexters

Nevis Road, SW17 £1,600,000

This fully extended family home offers 2,500 sq. ft of accommodation and is located within a highly desirable residential area. Externally this impressive family home really stands out due to both its wider foot print but also its clean red brick. The property benefits from five bedrooms and landscaped rear garden, energy rating d.

Clapham Sales 020 8675 2224

Dexters

Derwent Avenue, SW15 £1,150,000

A desirable Georgian double fronted detached spacious and bright home in SW15 with close links to Richmond Park and London, energy rating f.

Putney Sales 020 8789 9999

Chipstead Street, SW6 £4,250,000

A stylish house of over 4000 sq ft on one of Fulham's premier roads in the Peterborough Estate, developed with an exceptional eye for detail, energy rating c.

Fulham Sales 020 7386 5386

Clarence Road, SW4 £1,400,000

Family home with double reception room, kitchen/breakfast room, four double bedrooms, rear garden and off street parking, energy rating e.

Clapham Sales 020 8675 2224

Sumburgh Street, SW12 £1,550,000

Red brick family home comprising reception room, dining room, breakfast room, fitted kitchen, cellar, three double bedrooms and family bathroom, energy rating tbc.

Clapham Sales 020 8675 2224

Dexters

Hazlebury Road, SW6 £1,500,000

A wonderfully traditional, fully extended four bedroom Victorian family home, in the popular "Bury Triangle" in Sands End, energy rating e.

Fulham Sales 020 7386 5386

Charlwood Terrace, SW15 £1,200,000

A bright and spacious beautifully kept three bedroom family home, located in quiet cul de sac in West Putney, energy rating d.

Putney Sales 020 8789 9999

Narbonne Avenue, SW4 £1,550,000

Fully extended five bedroom family home located in highly desirable Abbeville Village with well-proportioned mature rear garden, energy rating e.

Clapham Sales 020 8675 2224

Becmead Avenue, SW16 £1,625,000

A fantastic opportunity to acquire a five double bedroom period family home. The property is well located between Tooting Bec & Streatham, energy rating e.

Streatham Sales 020 8674 7400

RICS Regulated Estate Agent and Letting Agent

Dexters

Woodfield Avenue, SW16 £750 pw

An immaculate five bedroom semi-detached home recently refurbished to a very high standard, conveniently positioned moments away from Streatham Hill, energy rating d.

Streatham Lettings 020 8674 8400

Felden Street , SW6 £875 pw

A large four bedroom Victorian family home located on a quite residential street in the heart of Parsons Green, energy rating d.

Fulham Lettings 020 7386 7386

Elsynge Road, SW18 £1,150 pw

A four bedroom Victorian Semi Detached family home that retains a wealth of period features and a private 70ft garden, energy rating f.

Battersea Lettings 020 7350 1300

Highdown Road, SW15 £2,273 pw

A five bedroom detached family home c. 5,000 sq ft Ideally situated on an exclusive road within easy reach of the wonderful green spaces of Putney Heath, energy rating c.

Putney Lettings 020 8789 9090

Dexters

Kingscourt Road, SW16 £750 pw

An impressive five bedroom house located 0.2 miles from Streatham Hill mainline station, energy rating d.

Streatham Lettings 020 8674 8400

Fulham Road, SW10 £670 pw

A spacious three double bedroom mansion flat to let in Chelsea which is located on the top floor of this popular red brick building, energy rating e.

Fulham Lettings 020 7386 7386

Bracken Avenue, SW12 £675 pw

A spacious three bedroom semi detached house located between the commons in Clapham South, just 0.5 miles from Clapham South underground station, energy rating f.

Clapham South Lettings 020 8675 6750

Chelverton Road, SW15 £1,373 pw

An elegant five bedroom terraced house ideally located on a premier road in the heart of Putney offering fantastic access to all local amenities and transport links, energy rating e.

Putney Lettings 020 8789 9090

Tenants fees apply: £180 per tenancy towards administration, £60 reference fee per tenant and £144 towards the end of tenancy check out report (all inc of VAT).

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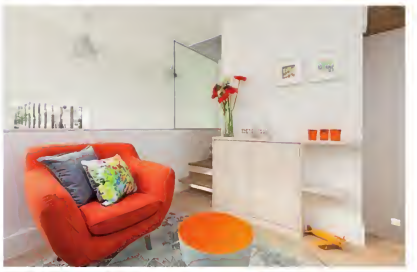
WE KNOW WHY PEOPLE LOVE LIVING IN FULHAM

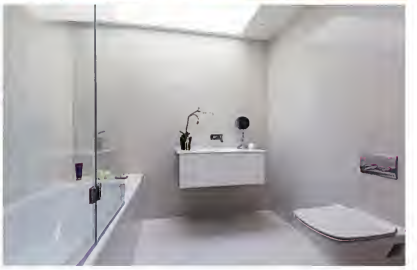
London's an amazing place because it isn't really one place at all

It's a collection of neighbourhoods, each with their own character and charm. At the centre of those neighbourhoods are the villages that Londoners are fiercely loyal to. We're successful because we understand London's villages – and not just the schools, shops and transport links that every Agent knows about.

Felicity J. Lord

fjlord.co.uk

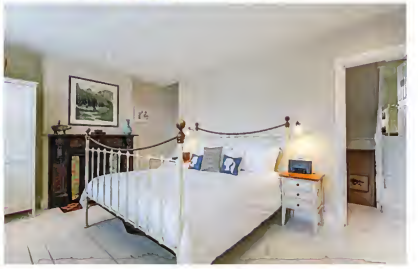




HUMBOLT ROAD, W6 £1,075,000

Humbolt Road is truly an opportunity not to be missed. Well thought out and visually stunning, this freehold property is skilfully designed and intelligently laid out. Humbolt Road maximises light with the use of glass throughout, creating light and bright spaces that utilise the day in the best possible way.

FULHAM 020 7610 6551 Ref: FJL036000264 | EPC - D



SEDLESCOMBE ROAD, SW6 £2,395,000

An outstanding period family house of considerable proportions. Well thought out and visually stunning, this Freehold property is skillfully designed and intelligently laid out. The front door opens into a stylish reception/entrance room with original fireplace, a few steps and a glass balustrade leads you to a spectacular split-level ground floor extension.

FULHAM 020 7610 6551 Ref: FJL036000334 | EPC - D

LIZZIE HENDERSON
NEGOTIATOR, KNIGHT FRANK CLAPHAM

Why Clapham's variety makes for a buoyant market

Having had over 100 property viewings in the past month, it's safe to say we have been busy here! Our property portfolio ranges considerably, from the chance to secure a studio flat for sale in a converted Edwardian warehouse on Clapham Road, known as the Printworks, for £375,000, to one of the oldest and most extraordinary period homes which is Grade II* listed, in the Old Town, for £3,295,000.

A lot of viewing activity has been at the monumental Thornton Place, a restored period building known to locals as The Bookends. Famously positioned opposite Clapham Common, this is definitely a building with covetable views! With one to three bedroom flats, offering high ceilings and lots of living space in the reception rooms, there is no need to compromise on requirements. A short stroll to the underground, bars and shops of Old Town, plus just a bus ride away to Sloane Square, Thornton Place is a desirable location in Clapham.

Our latest Knight Frank research has reported a strong prime gross yield of 3.31% in Clapham, compared to Prime Central London sitting at 2.91%. What does this mean to us? In what has typically been a challenging market across London as a whole, Clapham and the South West as a region have performed at stable and steady rates over the past 12 months. We feel confident that any speculation in the media at the moment is very short term logic, particularly in our local market.

Thornton Place is one of the most desirable places to live in SW4

Clapham and SW London as a region have performed at stable and steady rates over the past 12 months

Thornton Place, SW4
£2,975,000
On the market is a spectacular three bedroom duplex apartment that offers unrivalled entertaining space. Built in 1860, Thornton Place is a magnificently restored Grade II listed building, set in a commanding position overlooking Clapham Common. One beds in the same building from £750,000.
Knight Frank Clapham, 020 3667 6750

As I write this we are eight days into our new financial year, and we are positive that we will have a busy year. Knight Frank offices all share the same values and I really do think that it's our professional advice, regional and office teamwork and, of course, our friendly and trustworthy approach that means our clients come back to us time and time again.

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RESIDENTIAL

The Penthouse, Putney Wharf, SW15

Luxury 4 bedroom apartment, 3 bathroom, direct river views, 24/7 concierge, residents' gym, underground parking for two cars.
EPC – C
£3,500,000

Eastfields Ave, Riverside Qtr, SW18

Two bedroom 4th floor apartment, 2 bathrooms, 24/7 concierge, residents' gym and swimming pool, underground parking.
EPC – C
£695,000

London Square, SW15

Newly completed, two bedroom apartment, third floor, south west facing balcony, 24/7 concierge, close to Putney High Street and East Putney tube, parking available by separate negotiation. EPC – B
£699,950

Riverside Quarter, SW18

Direct river and west facing views, two bedrooms, two bathroom, winter garden, 24/7 concierge, residents gym and swimming pool, underground parking. EPC – C
£1,150,000

Osiers Road, SW18

Larger than average, one bedroom, bathroom, open plan kitchen/ reception, secure communal entrance, south facing balcony.
EPC – B
£499,950

Danemere Street, SW15

End of terrace, two bedrooms, double reception room, scope to extend to the rear and loft (subject to planning), West Putney, close to the River Thames. EPC – F
£1,000,000

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Chartwell
RESIDENTIAL

Riverside Quarter, SW18

A brand new 2 bed, 2 bath apt in riverside development with balcony and use of gym, pool, 24/7 concierge, u/g parking and shuttle bus. EPC – C
£2,162.33 pcm

Putney Wharf Tower, SW15

A stunning 3 bed, 3 bath, 11th floor riverside apt in iconic building by Putney Bridge with large terrace. 24/7 concierge, gym, u/g parking. EPC – C
£4,500.00 pcm

Upper Lawn, SW15

Brand new 3 bed + study, 2588.7 sq ft internally, designed and furnished with no expense spared. Roof terrace approx 936 sq ft, 2 u/g parking spaces, use of communal tennis courts. EPC – B
£6,500.00 pcm

Putney Wharf, SW15

A modern 2 bed, 2 bath furnished apt in riverside development off Putney High Street with communal terrace, residents gym, 24/7 concierge, u/g parking. EPC – D
£2166.67 pcm furnished

Riverside Quarter, SW18

This 2 bed, 2 bath, 4th floor apt has fabulous views overlooking the river and landscaped gardens, with use of a 24/7 concierge and impressive leisure suite. EPC – C
£2,500.00 pcm

Putney Wharf, SW15

A lovely 2 bed, 2 bath apt with 2 balconies in a conveniently located riverside development with use of gym and 24/7 concierge. EPC – TBC
£2,800.00 pcm

UNDERSTANDING THE "SECOND HOME TAX"

April was a significant month for the housing market. The new Stamp Duty Land Tax (SDLT) surcharge of 3 percent for additional residential purchases came into force on the 1st of April 2016. This will mean significant change for the property market and have widespread effect, hitting families and first time buyers, largescale investors and those who own property abroad.

BANK OF MUM AND DAD

It is now increasingly difficult for parents and families to help children onto the first rung of the property ladder. Parents who cannot afford the luxury of a cash sum towards their offspring's first home could be hit with the additional tax if they put their names on a new property deed. If the parents are married or in a civil partnership and still live together, they are counted as one unit, meaning they could get caught out even if just one of them already has their name to a property.

PAY NOW CLAIM BACK LATER FOR OVERLAPPING OWNERSHIP

Overlapping ownership which sees one person's name on more than one deed at a time (or even people in a relationship on two separate deeds), will in most cases incur the new SDLT surcharge. If the new property is replacing a main residence which hasn't been sold yet, this will need to be paid upfront and can be reclaimed within 36 months (provided the property is sold within that time).

JOINT PURCHASES, TRUSTS AND COUPLES

These scenarios add yet another level of complexity to the mix – though there are certain exceptions with inheritance. While it may seem obvious that any joint purchases could be subject to the tax if one person has their name to another property regardless of portion, it's important to remember that couples and certain trusts are subject to the same rules as individuals.

These new SDLT rules are far from straightforward and the tax landscape continues to change at pace. However, residential property looks set to remain a reliable and potentially lucrative long-term investment, provided that expert-informed decisions are made to mitigate any potential nasty surprises. All individual circumstances are different, but in many cases tax advice in this environment can enhance the investment viability of a property purchase or portfolio.

For more information on how this affects your assets, please contact us on:
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Offices in London, Leicester, Dubai and Guernsey

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BEANEY PEARCE

SPENCER HOUSE, SW10 9BS

Two beautifully presented two bedroom apartments meticulously designed with bespoke finishes

Prices from £1,295,000

These idyllic apartments have been lovingly restored to enhance the period features including cornicing, panelled walls, sash windows and oak wood flooring. A perfect fusion of classic styling and contemporary cool.

Enviably located close to Redcliff Square Gardens, this chic collection showcases some of Chelsea's finest properties. Just 0.3 miles to West Brompton overground station and just 0.4 miles to Earls Court underground station, these elegant new homes are ideally situated in a most coveted area.

Contact our sales and marketing team at **Beaney Pearce, Chelsea** to view the last two remaining apartments

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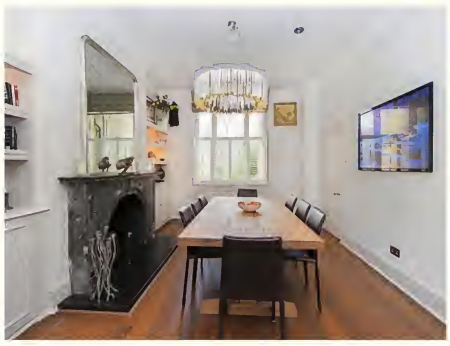

RICHMOND HILL, RICHMOND - £1,850,000 LONG LEASEHOLD

- Allocated Parking
- Private Entrance
- Private Terrace
- Shower Room / Master Ensuite
- Duplex Apartment
- Three Double Bedrooms

RIDGWAY, WIMBLEDON VILLAGE – £1,425,000 SHARE OF FREEHOLD

- Three Double Bedrooms
- Three Bath/Shower Rooms
- Wimbledon Village Location
- Queen Anne Revival
- Allocated Parking
- Grade II Listed

DUNSTABLE HOUSE, RICHMOND - £3,500 PCM LONG LET

- Beautifully Renovated Apartment
- Original Features
- Over 100 Sq. M
- Double Reception Room
- Grade II listed Georgian
- Two Double Bedrooms/Ensuites

ARCHITECTURAL SERVICES

PCA

PCA is a Hampshire based architectural studio founded by Paul Cashin in 2012. Paul formed the practice to focus on projects that concern the connections between place, narrative, materiality, and client requirement. The practice is centred on design as a process, which it holds key to the success of rigorous and considered work.

PCA undertakes work for private, commercial and public sector clients, with current projects In the UK, France, and the USA. Paul is an RIBA Chartered Architect registered with the ARB.

Contact Paul on: **07837 786320** • **paul@pcarch.co.uk** • **www.pcarch.co.uk**

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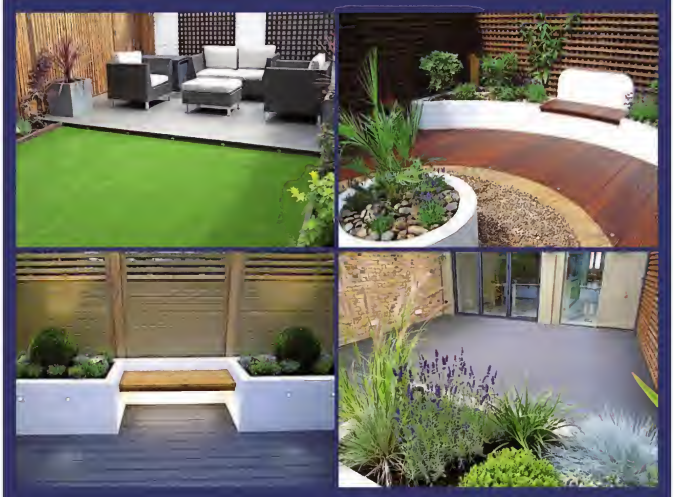

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